

# \$449,900 - 1802 16 Avenue S, Lethbridge

MLS® #A2222261

**\$449,900**

5 Bedroom, 2.00 Bathroom, 1,061 sqft

Residential on 0.15 Acres

Agnes Davidson, Lethbridge, Alberta

Welcome to this beautifully upgraded home in the heart of Agnes Davidson—one of Lethbridge’s most desirable neighborhoods! Boasting 5 bedrooms and 2 full bathrooms, this home offers the perfect blend of comfort, style, and functionality. The main floor features a stunning new kitchen with soft-close cabinetry and newer appliances, along with three spacious bedrooms—ideal for families of all sizes. The fully renovated basement is a standout, offering two additional bedrooms, a stylish full bathroom, a cozy family room for movie nights, and a bright, spacious laundry area. Outside, you'll love the low-maintenance, beautifully landscaped yard complete with underground sprinklers, a lovely deck, a firepit, and a gazebo—perfect for summer entertaining. The detached garage is newly roofed and has been upgraded to include a one-car space plus a bonus room, ideal for a man cave, workshop, or creative studio. Major mechanical updates include a 2-year-old furnace motherboard, a 2-year-old hot water tank, and a 10-year-old house roof—ensuring peace of mind for years to come. This move-in-ready gem is a rare find in an established, family-friendly community!

Built in 1959

## Essential Information

MLS® #                   A2222261

Price                     \$449,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,061
Acres	0.15
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1802 16 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0Z2

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Laminate Counters, See Remarks, Separate Entrance
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Corner Lot, Gazebo, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 17th, 2025
Days on Market	1
Zoning	R-L

## **Listing Details**

Listing Office	Initia Real Estate
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