

# \$464,900 - 502 15 Street S, Lethbridge

MLS® #A2224484

**\$464,900**

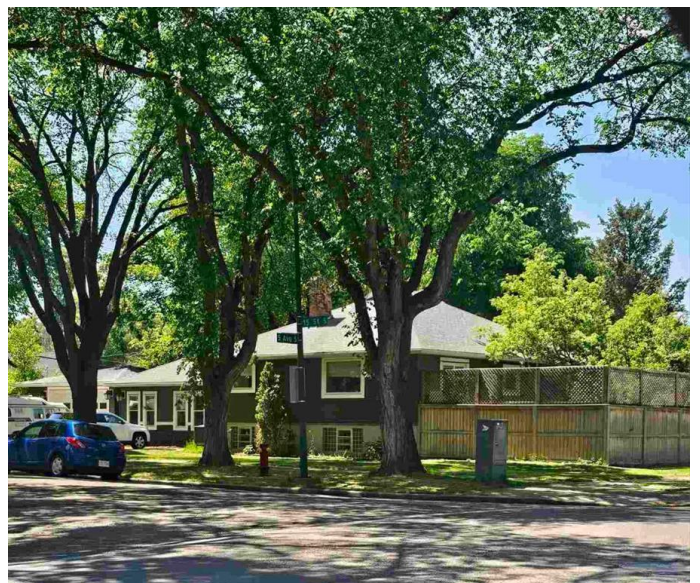
4 Bedroom, 3.00 Bathroom, 2,069 sqft

Residential on 0.22 Acres

Victoria Park, Lethbridge, Alberta

Welcome to Your Unique Southside Home! Situated in a charming tree-lined street in South Lethbridge, this beautifully designed home offers a perfect blend of functionality and style. Whether you're looking for a REVENUE property or additional space for extended family, this residence has it all!

This one-of-a-kind home features two distinct "illegal" suites, providing ample living options. Upon entering, you'll find a cozy room to use as a den or a additional family room and a lovely bathroom. Just a few stairs up, you'll discover a suite that boasts two bedrooms, one featuring a gorgeous walk-in closet and convenient laundry facilities. The large bathroom and spacious living area offer comfortable living. Additionally on this level is a large kitchen with granite counters and a granite sink. Great access to a large deck for barbecuing and outdoor relaxation. Venturing downstairs, you'll find the lower-level suite, which includes two bedrooms, a full bathroom, and a nice family room, along with a dedicated storage and laundry/mechanical room area for added convenience. Additionally, the property includes a double detached garage, providing plenty of parking and storage options. This home is truly a versatile gem in a desirable location, making it perfect for investors or families seeking space and comfort. With just a little TLC this house would make a perfect home for you and extended family.



Don't miss out on this incredible opportunity!  
Call your REALTOR® today for a showing.

Built in 1947

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2224484    |
| Price          | \$464,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,069       |
| Acres          | 0.22        |
| Year Built     | 1947        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 502 15 Street S |
| Subdivision | Victoria Park   |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1J 2Z7         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Wet Bar                                               |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                                |
| Cooling           | Central Air                                                                                                               |

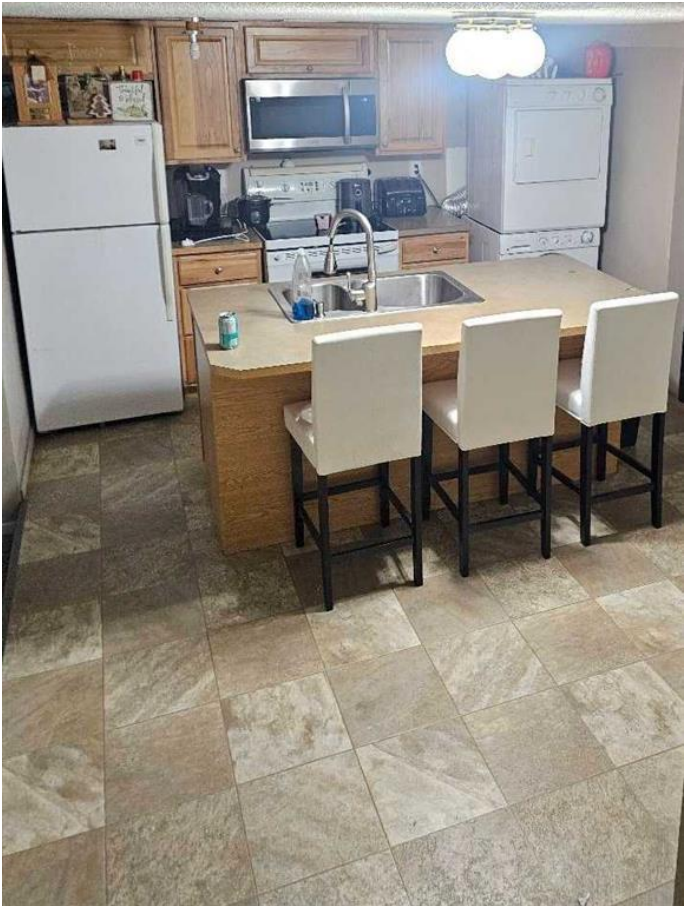
|                   |                 |
|-------------------|-----------------|
| Has Basement      | Yes             |
| Basement          | Full, Suite     |
| <b>Exterior</b>   |                 |
| Exterior Features | Storage         |
| Lot Description   | Corner Lot      |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | R-L             |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX FIRST |
|----------------|--------------|



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