

# \$415,000 - 1512 18 Avenue S, Lethbridge

MLS® #A2234231

**\$415,000**

3 Bedroom, 3.00 Bathroom, 1,210 sqft  
Residential on 0.14 Acres

Agnes Davidson, Lethbridge, Alberta

Located in the heart of the highly sought-after Agnes Davidson neighbourhood, this stylish mid-century modern bungalow effortlessly blends timeless design with thoughtful updates. With 2 spacious bedrooms on the main floor—including a convenient half ensuite—and large front windows equipped with electric blinds, the home offers both comfort and character.

Enjoy a bright and airy main level with four newly installed windows and a new sliding patio door that leads to a private fully fenced backyard retreat. The outdoor space includes a cozy patio, access to a single-car garage, and a carport—ideal for convenient parking and entertaining.

Downstairs, you'll find additional living space with a third bedroom, a full 4-piece bathroom, a generous storage room (opportunity for a 4th bedroom), and a laundry room conveniently located nearby. This home has seen extensive upgrades over the past three years, including: High-efficiency furnace with UV light, Heat pump for year-round comfort, Tankless on-demand hot water, Updated electrical panel, New kitchen appliances and flooring, Refreshed main floor bathroom vanity and flooring and paint throughout the main floor. Whether you're drawn to the classic lines of mid-century design or the comfort of modern upgrades, this home offers a perfect blend of both.

Built in 1964



## Essential Information

MLS® #	A2234231
Price	\$415,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,210
Acres	0.14
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	1512 18 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K1B9

## Amenities

Parking Spaces	3
Parking	Carport, Driveway, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Built-in Features, High Ceilings, See Remarks, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Heat Pump, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Low

	Maintenance Landscape
Roof	Flat Torch Membrane
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 24th, 2025
Days on Market	5
Zoning	R-L

### **Listing Details**

Listing Office	Onyx Realty Ltd.
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.