

# \$400,000 - 1616 15 Avenue N, Lethbridge

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MLS® #A2254260

**\$400,000**

4 Bedroom, 2.00 Bathroom, 1,073 sqft  
Residential on 0.15 Acres

Winston Churchill, Lethbridge, Alberta

Click brochure link for more details\*\* Discover this beautifully maintained, fully finished detached home, ideally situated in Lethbridge with an exceptional location for families. This sophisticated residence offers three bedrooms and two full bathrooms, all across a thoughtfully designed floor plan.

The home benefits from recent renovations and has been meticulously cared for. It is perfectly positioned on a large corner lot, providing extensive outdoor space and abundant parking. The property also includes a convenient carport.

The fully finished basement significantly expands the living space, offering versatile room for a family room, gym, or recreation area.

Enjoy an unbeatable location directly across the street from Winston Churchill High School and just a short walk to all other local schools, making it ideal for a walk-to-school lifestyle. With updated stainless steel appliances, this home is move-in ready and offers a perfect blend of comfort and convenience.

Built in 1969

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2254260  |
| Price  | \$400,000 |



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,073         |
| Acres          | 0.15          |
| Year Built     | 1969          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1616 15 Avenue N  |
| Subdivision | Winston Churchill |
| City        | Lethbridge        |
| County      | Lethbridge        |
| Province    | Alberta           |
| Postal Code | T1H 1W5           |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Parking Spaces | 3                                       |
| Parking        | Driveway, Covered, Carport, Front Drive |

### Interior

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | No Animal Home, No Smoking Home |
| Appliances        | See Remarks                     |
| Heating           | Forced Air, Natural Gas         |
| Cooling           | None                            |
| Has Basement      | Yes                             |
| Basement          | Finished, Full                  |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other                        |
| Lot Description   | Corner Lot, Landscaped       |
| Roof              | Asphalt Shingle              |
| Construction      | Concrete, Stone, Wood Siding |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 5                   |
| Zoning         | R-L                 |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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