

# \$319,900 - 618 16 Street N, Lethbridge

MLS® #A2256832

**\$319,900**

5 Bedroom, 2.00 Bathroom, 810 sqft

Residential on 0.02 Acres

Westminster, Lethbridge, Alberta

Fantastic revenue opportunity! This property sits on a large corner lot with mature trees, a spacious backyard, and plenty of parking, making it attractive to tenants and owners alike. The main floor features a comfortable living room, functional kitchen, two bedrooms plus den, a full bathroom, and in-suite laundry. The legal lower level is suited and offers its own living room, kitchen, two bedrooms, full bathroom, and separate laundry, providing excellent income potential. With two self-contained living spaces, this property is well-suited for investors looking to maximize rental returns or for those who want to live on one level and rent the other.

Built in 1949

## Essential Information

MLS® #	A2256832
Price	\$319,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	810
Acres	0.02
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



## Community Information

Address	618 16 Street N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 3A9

## Amenities

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Separate Entrance
Appliances	See Remarks
Heating	Combination
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance
Lot Description	Landscaped, Standard Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	September 26th, 2025
Zoning	RES

## Listing Details

Listing Office	REAL BROKER
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