

# \$495,000 - 418 15 Street S, Lethbridge

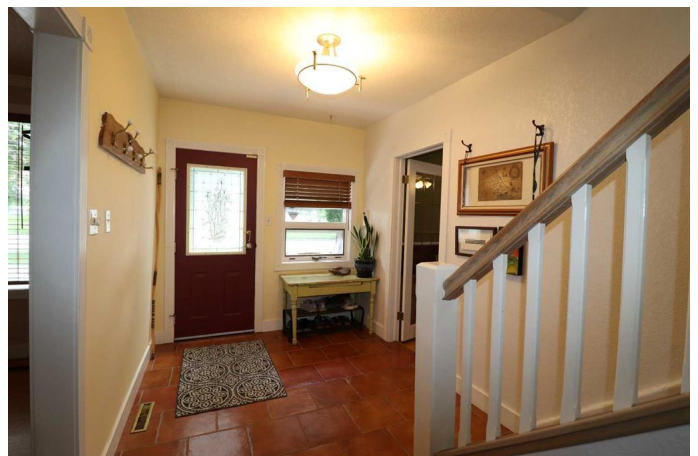
MLS® #A2244248

## \$495,000

3 Bedroom, 2.00 Bathroom, 1,822 sqft  
Residential on 0.18 Acres

Upper Eastside, Lethbridge, Alberta

Built in 1910, this charming residence is conveniently located in the Upper Eastside of the city; a desirable neighbourhood known for unique character homes and tree lined streets that bring you right to your door. Pride of ownership is evident immediately and continues all the way through the home and yard. An East / West exposure and large windows flood the home with sunshine throughout the day. Interior highlights include spacious rooms, rich hardwood flooring, granite counter tops, Butcherâ€™s block island with breakfast bar, a main-floor office / den, refurbished bathrooms, as well as a convenient, oversized laundry room adjacent to the kitchen offering additional supply or pantry space. The lower level provides even more room to stretch out and relax in with a huge 26â€™ x 13â€™ family room, a workshop, and even more storage. Step outside to enjoy a 2-tiered deck with a natural gas line for your BBQ as well as a covered patio for private and relaxing outdoor living. All with a great vantage point to a beautifully landscaped back yard and elevated garden boxes. In addition, there is plenty of front parking space as well as a rear detached garage. Notable updates over the years include window cladding, heating, and A/C, electrical, plumbing, and shingles. Neighbourhood highlights include schools, shopping, Chinook regional hospital, restaurants and most all the conveniences you could ask for within a short distance. Call a



Real Estate Professional today to book a viewing!

Built in 1910

### Essential Information

MLS® #	A2244248
Price	\$495,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,822
Acres	0.18
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	418 15 Street S
Subdivision	Upper Eastside
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 2Z3

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Garden
Lot Description	Back Lane, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Metal Siding, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	August 1st, 2025
Days on Market	1
Zoning	R-L

## Listing Details

Listing Office	Royal LePage South Country - Lethbridge
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