

\$244,900 - 225 15 Street N, Lethbridge

MLS® #A2260073

\$244,900

2 Bedroom, 1.00 Bathroom, 710 sqft

Residential on 0.11 Acres

Westminster, Lethbridge, Alberta

Attention Investors, Empty Nesters & First-Time Buyers!

Why rent when you can own this SOLID 2-bedroom, 1-bath home in a convenient northside location? With just a little minor cosmetic updating, this property offers incredible potential as an affordable starter home, downsizer or a smart addition to your rental portfolio. Enjoy peace of mind with major upgrades already completed: low-maintenance siding, updated electrical panel, newer mechanical systems, Central A/C and newer shingles. Energy efficiency has also been maximized with redone exterior walls (insulation, vapor barrier, drywall), R40 blown-in attic insulation, and Downstairs is a dry, tidy concrete basement with laundry area, including spray foamed basement walls. Outside, you'll find a fully fenced and landscaped yard, a detached single garage (14' x 20') with paved alley access, plus an additional RV parking pad. With big-ticket items already taken care of, this home is a solid, worry-free investment—easy to show and ready for your personal touch! Own this home with 5% down for \$1464.00/month with 5% down- 25 year amort - based on a 3 yr. fixed rate term @ 3.94% P.I.T.

Built in 1940

Essential Information

MLS® #

A2260073



Price	\$244,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	710
Acres	0.11
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	225 15 Street N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2X5

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Rear, Gravel Driveway, Parking Pad, Rear Drive, RV Access/Parking, Single Garage Detached
# of Garages	1

Interior

Interior Features	Sump Pump(s), Wood Windows
Appliances	Central Air Conditioner, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot

Roof	Asphalt Shingle
Construction	Metal Siding, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Brick/Mortar, Perimeter Wall

Additional Information

Date Listed	September 26th, 2025
Days on Market	42
Zoning	R-L(W)

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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