

\$399,000 - 1415 16 Avenue S, Lethbridge

MLS® #A2260231

\$399,000

4 Bedroom, 2.00 Bathroom, 1,388 sqft

Residential on 0.17 Acres

Agnes Davidson, Lethbridge, Alberta

This south side bungalow is ready for a new owner! Professionally cleaned and move-in ready, the home features generous-sized bedrooms, and big bright windows on the main floor. One of the standout features of this property is the separate side entrance that leads directly into the basement. Downstairs, youâ€™ll find an office, plenty of storage, and a built-in bar areaâ€”making it easy to customize the space to suit your needs. Whether you want to set up a basement suite for rental income, create a home office, or renovate for a future flip, this home gives you the flexibility to make it your own.

The location is another big highlight. Situated just 5 minutes from both The Lethbridge College and The Chinook Regional Hospital, this property is in a prime spot for students, medical staff, or anyone who wants quick access to schools, work, and all the amenities the south side has to offer.

Whether youâ€™re planning to move in and enjoy it as it is, rent it out as an income property, or take on a renovation project with great upside, this bungalow is packed with potential and ready for its next chapter. Contact your REALTOR® today to book a showing.

Built in 1958

Essential Information

MLS® #

A2260231



Price	\$399,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,388
Acres	0.17
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1415 16 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0Y6

Amenities

Parking Spaces	2
Parking	Carport

Interior

Interior Features	See Remarks
Appliances	Bar Fridge, Dishwasher, Dryer, Freezer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane

Roof	Flat Torch Membrane
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2025
Days on Market	1
Zoning	R-L

Listing Details

Listing Office	Onyx Realty Ltd.
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