

# \$434,900 - 316 15 Street S, Lethbridge

MLS® #A2267770

## \$434,900

6 Bedroom, 4.00 Bathroom, 2,756 sqft

Residential on 0.14 Acres

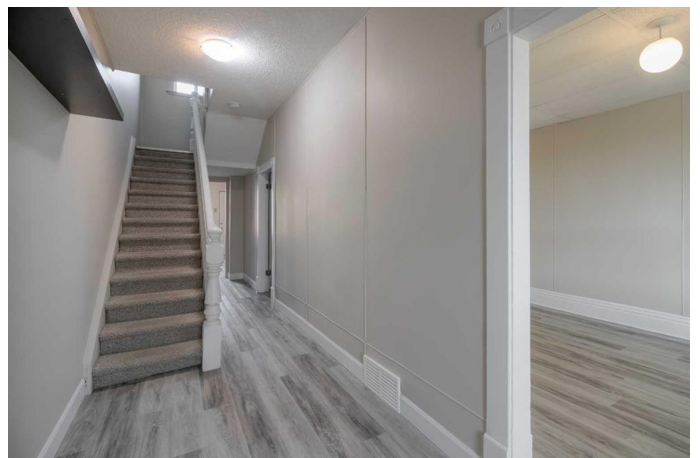
Victoria Park, Lethbridge, Alberta

Nice full duplex in a highly desirable location. Easy access to hospital and downtown. Each unit features 3 bedrooms. The North unit has 2 1/2 bathrooms and the South unit has 1. Both yards are fully fenced and have ample off street parking in the rear. Many updates throughout the years and little to no vacancy. North unit has brand new vinyl plank flooring and paint. Both sides are very spacious with almost 1400 sq ft each. The top floor (not included in the sq ft) also has some development with potential for more. Compared to individual half duplexes that have recently sold, this is a great value.

Built in 1910

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2267770               |
| Price          | \$434,900              |
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,756                  |
| Acres          | 0.14                   |
| Year Built     | 1910                   |
| Type           | Residential            |
| Sub-Type       | Duplex                 |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 316 15 Street S |
| Subdivision | Victoria Park   |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1J2Z2          |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

## Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | See Remarks                          |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                           |
| Cooling           | None                                 |
| Has Basement      | Yes                                  |
| Basement          | Partial                              |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Other           |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 23                 |
| Zoning         | R-L                |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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