

\$449,900 - 1802 16 Avenue S, Lethbridge

MLS® #A2222261

\$449,900

5 Bedroom, 2.00 Bathroom, 1,061 sqft
Residential on 0.15 Acres

Agnes Davidson, Lethbridge, Alberta

Welcome to this beautifully upgraded home in the heart of Agnes Davidson—one of Lethbridge’s most desirable neighborhoods! Boasting 5 bedrooms and 2 full bathrooms, this home offers the perfect blend of comfort, style, and functionality. The main floor features a stunning new kitchen with soft-close cabinetry and newer appliances, along with three spacious bedrooms—ideal for families of all sizes. The fully renovated basement is a standout, offering two additional bedrooms, a stylish full bathroom, a cozy family room for movie nights, and a bright, spacious laundry area. Outside, you'll love the low-maintenance, beautifully landscaped yard complete with underground sprinklers, a lovely deck, a firepit, and a gazebo—perfect for summer entertaining. The detached garage is newly roofed and has been upgraded to include a one-car space plus a bonus room, ideal for a man cave, workshop, or creative studio. Major mechanical updates include a 2-year-old furnace motherboard, a 2-year-old hot water tank, and a 10-year-old house roof—ensuring peace of mind for years to come. This move-in-ready gem is a rare find in an established, family-friendly community!

Built in 1959

Essential Information

MLS® #	A2222261
Price	\$449,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,061
Acres	0.15
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1802 16 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0Z2

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Laminate Counters, See Remarks, Separate Entrance
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Corner Lot, Gazebo, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2025
Days on Market	12
Zoning	R-L

Listing Details

Listing Office	Initia Real Estate
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