

# \$250,000 - 508 16 Street N, Lethbridge

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MLS® #A2244025

**\$250,000**

4 Bedroom, 1.00 Bathroom, 764 sqft

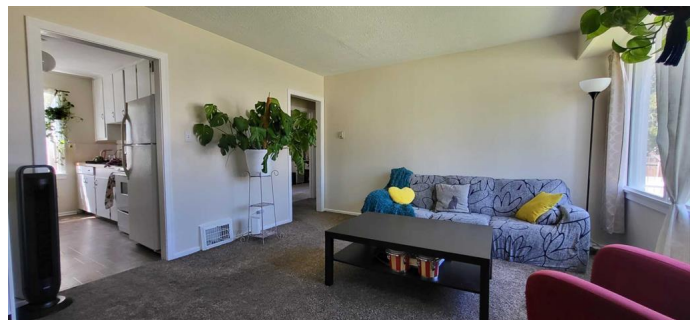
Residential on 0.18 Acres

Westminster, Lethbridge, Alberta

Lovingly cared for over the years, this charming home is the perfect blend of comfort, space, and potential with 2 bedrooms on the main floor and 2 more downstairs. The basement is partially finished and functional, featuring a large concrete rec room/utility area, generous under the stairs storage, and two cozy, finished carpeted bedrooms. Step outside to discover the true highlight! An expansive 63' x 125' lot, with most of the space dedicated to the peaceful backyard. Whether you're dreaming of summer barbecues, a lush garden, or simply room to unwind, this yard has it all: raised garden boxes for your dream garden, 4 handy storage sheds, and a majestic Elderwood tree offering shade and charm. With thoughtful updates over the years you will have a peace of mind and comfort. Located just a short walk from Westminster School & Pool, No Frills, and all the vibrant amenities along 13 Street, you'll also enjoy easy access to major routes and the highway making everyday life that much more convenient. Whether you're starting out, settling down, or looking for a great investment, this inviting, move-in-ready home is waiting for its next chapter. Come see the potential and feel the care that's gone into every corner.

Built in 1948

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2244025    |
| Price          | \$250,000   |
| Bedrooms       | 4           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 764         |
| Acres          | 0.18        |
| Year Built     | 1948        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 508 16 Street N |
| Subdivision | Westminster     |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1H 3A6         |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 2                                               |
| Parking        | Alley Access, Off Street, Side By Side, Unpaved |

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | Storage                               |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                            |
| Cooling           | None                                  |
| Has Basement      | Yes                                   |
| Basement          | Full, Partially Finished              |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Fire Pit, Storage                                                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                   |

Foundation                Poured Concrete

**Additional Information**

Date Listed                July 30th, 2025  
Days on Market            3  
Zoning                      R-L(W)P

**Listing Details**

Listing Office              RE/MAX REAL ESTATE - LETHBRIDGE

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