

**21, 1915 18 Avenue N
Lethbridge, Alberta**

MLS # A2160585



\$175,000

Division:	Winston Churchill		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	893 sq.ft.	Age:	1976 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	1.49 Acres		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-60
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Fridge, stove, dishwasher

Welcome to #21, 1915 18 Ave N in beautiful Lethbridge—a charming and meticulously maintained townhouse that perfectly balances comfort, convenience, and affordability. This delightful 3-bedroom, 1-bathroom home offers 893 square feet of thoughtfully designed living space, making it an ideal choice for first-time homebuyers, small families, or savvy investors looking to expand their portfolio. As you step inside, you'll be greeted by a warm and inviting living area that boasts ample natural light and a cozy atmosphere, perfect for relaxing evenings or entertaining guests. The adjacent kitchen features plenty of cabinet space, modern appliances, and a functional layout that makes meal preparation a breeze. The dining area seamlessly connects to the kitchen, creating an open and cohesive space for family dinners and gatherings. The three generously sized bedrooms provide comfortable retreats for every member of the family, each offering ample closet space and large windows that enhance the airy feel of the home. The well-appointed bathroom is conveniently located and features modern fixtures and finishes. Outside, you'll find a private patio area that's perfect for enjoying your morning coffee, summer barbecues, or simply unwinding after a long day. The property also includes assigned parking and is part of a well-managed complex that takes care of exterior maintenance, allowing you to enjoy a low-maintenance lifestyle. Located in a friendly and established neighbourhood, this home is just minutes away from local schools, parks, shopping centres, and public transportation, providing easy access to all the amenities Lethbridge has to offer. With its combination of comfort, style, and prime location, #21, 1915 18 Ave N is a must-see property that won't stay on the market for long. Don't miss out on this fantastic opportunity to make this house your

new home. Contact your favourite Realtor[®] today!