

# \$450,000 - 414 15 Street S, Lethbridge

MLS® #A2224015

**\$450,000**

3 Bedroom, 2.00 Bathroom, 922 sqft

Residential on 0.11 Acres

Upper Eastside, Lethbridge, Alberta

Did you know Lethbridge has an Upper Eastside? This area offers unique homes and mature greenery. 414 15 St S is a stunning character home, bungalow style with 922sqft above grade. This property has a lot of exciting features, including a large detached garage(heated with 2 single car garage doors), extra parking beside the garage, solar panels on the house & garage, the BEST backyard with a massive deck, hot tub, bing cherry tree, gas line for your BBQ and a putting green! There are a total of three bedrooms, two full bathrooms, two living areas, dining room and a large storage room. There have been MANY updates to this property through the years, making it completely move in ready. Updates include- Windows, roof(2021), eaves, kitchen(Carefree), main floor bathroom, basement flooring(2024), hot water on demand, electrical panel, furnace, AC unit, fence, double car garage, putting green, solar panels on both the house and garage(2024), main floor exterior walls injected with spray foam, and additional insulation added to attic. Inclusions - All kitchen appliances, washer, dryer, window coverings, electric fireplace, hot tub & accessories, as well as the patio furniture & umbrella. This great neighborhood boasts plenty of off street parking, walking distance to schools, shopping, and restaurants. Make this house your home, call your favorite REALTOR® today to book a viewing.



Built in 1930

### Essential Information

MLS® #	A2224015
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	922
Acres	0.11
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	414 15 Street S
Subdivision	Upper Eastside
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 2Z3

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Additional Parking, Alley Access
# of Garages	2

### Interior

Interior Features	Sump Pump(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 26th, 2025
Days on Market	13
Zoning	R-L

**Listing Details**

Listing Office	SUTTON GROUP - LETHBRIDGE
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