

\$295,000 - 118 2 Street, Shaughnessy

MLS® #A2267054

\$295,000

3 Bedroom, 1.00 Bathroom, 1,201 sqft

Residential on 0.16 Acres

NONE, Shaughnessy, Alberta

Step into this bright and beautifully refreshed 3-bedroom bungalow in the heart of Shaughnessy – the perfect place to call home! From the moment you walk in, you’ll love the airy open floorplan and cozy living room featuring a charming gas fireplace that sets the tone for warm, memorable evenings.

Get ready to fall in love with the outdoor living here! The spacious dining room flows right out to a massive deck, ideal for BBQs, morning coffee, and weekend relaxation. Plus – it’s already wired with 220V for a hot tub! The private backyard includes a large shed and alley access, offering fantastic potential for a future garage or workshop.

Inside, everything feels fresh and bright, with main floor laundry adding everyday convenience. This home is truly move-in ready!

Shaughnessy offers that welcoming small-town vibe while being perfectly positioned across from the community centre and just minutes to Picture Butte amenities. And when you need the city, Lethbridge is only a quick 15-minute drive away.

A cozy, affordable, and exciting opportunity like this doesn’t come along often – come see why this home is such a wonderful find!



Built in 1980

Essential Information

MLS® #	A2267054
Price	\$295,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,201
Acres	0.16
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	118 2 Street
Subdivision	NONE
City	Shaughnessy
County	Lethbridge County
Province	Alberta
Postal Code	T0K 2A0

Amenities

Parking Spaces	3
Parking	Concrete Driveway, Driveway, Off Street

Interior

Interior Features	Breakfast Bar, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete, Brick/Mortar

Additional Information

Date Listed	October 28th, 2025
Days on Market	10
Zoning	Residential

Listing Details

Listing Office	eXp Realty of Canada
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