

**806 18 Street N**  
**Lethbridge, Alberta**

**MLS # A2208537**



**\$389,900**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,179 sq.ft.	<b>Age:</b>	1894 (131 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane, Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Veneer, Vinyl Siding	<b>Zoning:</b>	R-L(W)
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** Shed(as is where is), Play set in backyard

You'll be pleasantly surprised at the amount of space in this home with its 6 bedrooms and 2.5 bathrooms! Step through the front door and be greeted by the natural light that pours into the windows surrounding the main floor living area on three sides. This open concept living space begins with the large front living room and open to the spacious kitchen with beautiful oak cabinetry and is followed by the dining space at the back of the home. Also on the main floor is the primary bedroom with ample space for a king-sized bed and bedroom furniture, a second bedroom perfect for any little ones or an office space, and the 4-piece bathroom with tub/shower combo. The basement is well laid out and maximizes the usable space featuring a huge family room, 4 bedrooms, and the second and third bathrooms. Outside is a spacious deck that opens to the nice sized back yard with a big shed, fire pit and play structure for the kids. This home is steps away from Galbraith Elementary school and close to all kinds of shopping. Numerous updates have been completed over the years including plumbing and electrical(2013), HWT (2022), Furnace and A/C(2023, Electrical panel(2023), newer windows and some new appliances.