

# \$595,000 - 1024 16 Street S, Lethbridge

MLS® #A2226616

**\$595,000**

3 Bedroom, 2.00 Bathroom, 1,349 sqft

Residential on 0.15 Acres

Victoria Park, Lethbridge, Alberta

You know what they say! LOCATION, LOCATION, LOCATION!! Well, this location seriously can't be beat! Not only is it across from THE GYRO PARK! but it's within walking distance to the hospital and quick access to all major thoroughfares! People look for years to get a home right on GYRO PARK! Here's YOUR chance and the price is more than affordable.

This beautiful 3 bed, 2 bath BUNGALOW is the perfect place for you to retire! This could be YOUR last move. The chef's kitchen is absolutely stunning, with a generous pantry, zebrano wood cabinets, quartz counters, a wine fridge, more counter space than you could ever need and all the natural light you could ever want. Other features include a LARGE dining area that'll be big enough for your family gatherings, and a living room with gas fireplace, completely surrounded in windows overlooking the slate patio and GYRO Park. The bedrooms are all a generous size, with the main floor bedrooms each large enough to hold a king size bed. Separating the 2 upper bedrooms, you'll find a beautifully renovated bathroom with a custom hickory vanity. Downstairs you'll find a newer spa like bathroom, which doubles as an ensuite! The lower level generous size family room brings in plenty of natural light as well. Outside you can choose from several beautiful patio areas, depending on your mood. Also, a unique feature; a separate secure yard area for your beloved pets. I could go on and on, but you



really need to see this one for yourself!

Built in 1950

### Essential Information

MLS® #	A2226616
Price	\$595,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,349
Acres	0.15
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1024 16 Street S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 1X1

### Amenities

Parking Spaces	2
Parking	Off Street, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Quartz Counters, Separate Entrance, Vaulted Ceiling(s)
Appliances	Built-In Gas Range, Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Other

### Additional Information

Date Listed	May 30th, 2025
Days on Market	6
Zoning	R-L

### Listing Details

Listing Office	CIR REALTY
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