

# \$304,900 - 727 15 Street S, Lethbridge

MLS® #A2255494

**\$304,900**

3 Bedroom, 2.00 Bathroom, 704 sqft

Residential on 0.12 Acres

Victoria Park, Lethbridge, Alberta

Great little revenue property or first-time home! This charming property features a 2-bedroom main floor plus a 1-bedroom illegal basement suite, making it perfect for investors or those looking to offset their mortgage. Updates over the years include windows, flooring, weeping tile, roof, and even solar panels for added efficiency. A shared laundry area provides convenience for both levels, and the single-car garage adds extra value for parking or storage.

Built in 1943

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2255494    |
| Price          | \$304,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 704         |
| Acres          | 0.12        |
| Year Built     | 1943        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 727 15 Street S |
| Subdivision | Victoria Park   |



|             |            |
|-------------|------------|
| City        | Lethbridge |
| County      | Lethbridge |
| Province    | Alberta    |
| Postal Code | T1J 3A1    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Solar Tube(s)                                    |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                       |
| Cooling           | None                                             |
| Has Basement      | Yes                                              |
| Basement          | Finished, Full                                   |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | None                              |
| Lot Description   | Back Lane, Corner Lot, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Wood Frame, Wood Siding           |
| Foundation        | Poured Concrete                   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 36                  |
| Zoning         | R-L                 |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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