

\$350,000 - 534 16 Street N, Lethbridge

MLS® #A2237920

\$350,000

5 Bedroom, 2.00 Bathroom, 978 sqft
Residential on 0.15 Acres

Westminster, Lethbridge, Alberta

Welcome to 534 16 Street N, a fantastic investment opportunity or ideal first home in Lethbridge's mature and accessible Westminster neighbourhood. This well-maintained property features a suited layout with 5 bedrooms and 2 full bathrooms, offering a great setup for multi-generational living, an investment property, or an owner looking for flexible options.

Inside, the main level boasts a bright living area, open kitchen, and 3 spacious bedrooms with updated finishes. The illegal basement suite includes 2 bedrooms, a full kitchen, and a private living space—perfect for tenants or extended family. Shared laundry adds convenience without sacrificing privacy. Situated on a generously sized lot, the home also includes a double detached garage and ample yard space for outdoor enjoyment. Recent updates including flooring and paint, make this property move-in ready with room to personalize.

Located close to schools, parks, public transit, and downtown amenities, this property offers unbeatable value in a growing area. Whether you're an investor looking for a revenue property or a homeowner seeking affordability and flexibility, 534 16 Street N is a must-see! Book your showing with your favourite REALTOR® today!

Built in 1949

Essential Information



MLS® #	A2237920
Price	\$350,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	978
Acres	0.15
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	534 16 Street N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 3A8

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Mid Efficiency
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Private, Rectangular Lot
Roof	Asphalt Shingle

Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 9th, 2025
Days on Market	3
Zoning	R-L(W)

Listing Details

Listing Office	eXp Realty of Canada
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