

# \$459,900 - 1914 15 Avenue S, Lethbridge

MLS® #A2225935

**\$459,900**

4 Bedroom, 2.00 Bathroom, 1,199 sqft

Residential on 0.13 Acres

Agnes Davidson, Lethbridge, Alberta

Welcome to turn key, South side living at it's finest! This home has been meticulously maintained, and tastefully updated. The moment you enter the home you'll appreciate the huge windows that flood the whole main floor with gorgeous natural light. There is a nice size dining space at the front of the home, that flows in to your main floor living room with barn wood feature wall, and then the open concept kitchen with breakfast bar. This home has had extensive updates including flooring, lighting, and the kitchen cabinets too. You'll love the added pantry cabinet wall with so much storage. The kitchen also features stainless steel appliances, counter space for days, and a cute window right above the kitchen sink. The main floor also features 3 bedrooms, and a spacious 4 piece bathroom. The basement is fully finished with new flooring throughout, a nice size family room, the 4th bedroom, a 3 piece bathroom, and a huge storage room as well. This home is not short on storage, there are great closets tucked throughout. The single attached garage will be so nice to have in the Winter, and the beautiful, private yard will be where you spend your whole Summer! There is a great exposed aggregate concrete patio area, lovely mature trees that provide such great privacy, and 2 sheds. Fibre cement siding, air conditioning, and newer PVC windows, are just a few more of the updates that have done to make this place a truly perfect low maintenance home. This home is tucked away in a quiet



neighbourhood with low traffic, and easy access to shopping, restaurants, schools, the hospital, a movie theatre, groceries and more. Give your favourite REALTOR® a call and come see this one before it's gone!

Built in 1957

### Essential Information

MLS® #	A2225935
Price	\$459,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,199
Acres	0.13
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1914 15 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0X2

### Amenities

Parking Spaces	4
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Laminate Counters, Open Floorplan, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden
Roof	Flat Torch Membrane
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	9
Zoning	R-L

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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