

\$639,900 - 2302 14 Avenue S, Lethbridge

MLS® #A2258771

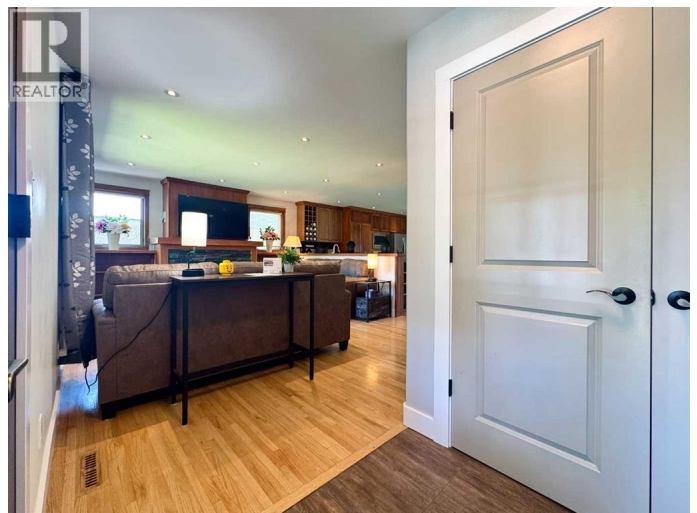
\$639,900

5 Bedroom, 2.00 Bathroom, 2,033 sqft

Single Family on 0.16 Acres

Agnes Davidson, Lethbridge, Alberta

Welcome to 2302 14 Avenue S in Lethbridge – a warm, inviting 5-bedroom, 2-bath home that blends modern upgrades with timeless character. Nestled in a quiet southside neighbourhood, this is over 2,000 sq/ft of fully updated living space at a price per square foot that beats most southside listings. More space, more updates, more value. Just minutes from schools, parks, and shopping. Skip the Whoop-Up Drive traffic and enjoy quick, stress-free access to everything the southside has to offer. The main floor features an open layout with a cozy fireplace, cherry wood cabinetry, granite countertops, a gas cooktop plus second built-in wall oven, new stainless-steel fridge, and pantry with built-in electrical for small appliances. A convenient desk nook with storage completes this functional space. Upstairs, you’ll find the primary bedroom, two additional bedrooms with custom closet organizers, and a spa-inspired 4-piece bathroom with jetted soaker tub and large walk-in shower. The walkout lower level offers two more bedrooms (both with closet organizers), an updated 3-piece bathroom, and a large laundry room with sink, cupboards, and abundant storage. The basement boasts a spacious family room with built-in cabinetry, a generous entertainment bar with sink and fridge, and a wine cellar/cold room. Step outside to a beautifully landscaped backyard with cherry and plum trees, raspberry patch, oak tree, and a 6-zone underground sprinkler system. Enjoy



the covered patio with space for dining, kidsâ€™™ play, or a hot tub (negotiable), plus a fire pit area with water feature, garden beds, and garden shed. The detached, heated garage adds convenience and value. Notable features include Hardie board siding, energy-efficient windows, A/C, central vac, fresh paint and trim, gutter guards, and outstanding curb appeal. Truly move-in ready and full of charm. View the video walkthrough in the links tab or on YouTube by searching the address. Seller is downsizing and open to discussing a pot ential home swap with buyers of a smaller property. (id:6289)

Built in 1962

Essential Information

Listing #	A2258771
Price	\$639,900
Bedrooms	5
Bathrooms	2.00
Square Footage	2,033
Acres	0.16
Year Built	1962
Type	Single Family
Sub-Type	Freehold
Style	4 Level

Community Information

Address	2302 14 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
Province	Alberta
Postal Code	T1K0V5

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane, Level
Parking Spaces	1

Parking	Detached Garage
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave, Oven - Built-In, Window Coverings
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior Features	Fruit trees, Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage South Country - Lethbridge
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