

# \$389,000 - 2518 15 Avenue S, Lethbridge

MLS® #A2224271

**\$389,000**

4 Bedroom, 2.00 Bathroom, 1,254 sqft

Residential on 0.14 Acres

Agnes Davidson, Lethbridge, Alberta

Welcome to this beautifully maintained 4-bedroom, 2-bathroom bungalow nestled in the sought-after Agnes Davidson neighborhood. Boasting 1,254 sq ft on the main level, this home offers a perfect blend of comfort and functionality. The main floor features 2 spacious bedrooms and a full bathroom, complemented by a fully developed basement suite (Illegal) with a separate entrance, housing an additional 2 bedrooms and 1 bathroom. This setup is ideal for extended family living or potential rental income. Enjoy the convenience of a detached single garage, carport, and ample room on front driveway to park RV or 2 cars side by side. The property sits on a generous 5,980 sq ft lot, offering a low-maintenance, landscaped yard perfect for outdoor gatherings. Located close to schools, shopping centers, and major roadways like Mayor Magrath Drive, this home is a must-see for investors and first-time buyers alike.

Built in 1964

## Essential Information

MLS® #	A2224271
Price	\$389,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,254



Acres	0.14
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2518 15 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0X8

### Amenities

Parking Spaces	4
Parking	Additional Parking, Covered, Single Garage Attached, Carport
# of Garages	5

### Interior

Interior Features	Granite Counters, No Smoking Home, Ceiling Fan(s), Laminate Counters, Storage
Appliances	Central Air Conditioner, Dryer, Microwave, Gas Range, Humidifier
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### Exterior

Exterior Features	Private Yard, Covered Courtyard, Garden
Lot Description	Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Treed
Roof	Rolled/Hot Mop
Construction	Brick, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 24th, 2025
Days on Market	55
Zoning	R-L

## **Listing Details**

Listing Office	MaxWell Canyon Creek
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.