

# \$409,000 - 2518 15 Avenue S, Lethbridge

MLS® #A2224271

**\$409,000**

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	\$409,000
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	Carport, Single Garage Attached, Additional Parking, Covered
# of Garages	5

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, Laminate Counters, No Smoking Home, Storage
Appliances	Central Air Conditioner, Dryer, Gas Range, Microwave, 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	Garden, Private Yard, Covered Courtyard
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	38
Zoning	R-L

## Listing Details

Listing Office	MaxWell Canyon Creek
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