

\$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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