

\$419,900 - 1710 14 Avenue S, Lethbridge

MLS® #A2192462

\$419,900

3 Bedroom, 2.00 Bathroom, 955 sqft
Residential on 0.13 Acres

Agnes Davidson, Lethbridge, Alberta

Fantastic Bungalow located in a Quiet Mature Southside Area of Lethbridge. Walking distance to the Hospital, Exceptional Outdoor Entertaining Space and a Meticulous Finished Garage. Whether you are starting out or looking to Settle in, this Home is ready for you to make it your Own! Large Living room with Bright Windows, the Vinyl Plank Flooring adds a Fresh open feel. Updated Bright Kitchen with White Cabinetry, Natural Stone Countertop, Stainless Appliances, Stand alone Pantry and Island. Two Good Size Bedrooms on the Main Level, updated Three Piece Bathroom with Walk in Shower. Downstairs is a Massive Family Area, Third Bedroom, Three Piece Bathroom, Laundry and Storage. Back Entrance Opens up to an Amazing Backyard Oasis which includes Huge Covered patio area with Douglas Fir Beams and Stamped Concrete on the East side to Relax and Enjoy Barbeques with Family & Friends , Deck with a Hot Tub, Back Sun Patio, Mature Trees and Tons of Perennials, Lets talk about the Amazing Garage - Heated, 27 x 27 , 10" Ceiling, 16 x 9 Door, 100 Amp Service, 220 Wired, In and Outdoor Audio Wired, 8" Exhaust Fan w/ 2-4" inlets, 2 Outdoor Receptacles , Alley Lights on Photo Cell, Soffit Lighting. There is an attached 8 x 10 Garden Shed with Power & Lighting. recent Updates are Vinyl Siding, Roof, Gutters & Spouts, Some New Windows, Furnace, Vinyl Plank Flooring and A/C. This Property Offers So Much! Whether you are a New Home Buyer or



Considering Downsizing this is a Great Property!

Built in 1955

Essential Information

MLS® #	A2192462
Price	\$419,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	955
Acres	0.13
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1710 14 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K0T9

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Window Coverings, Gas Water Heater
Heating	Forced Air
Cooling	Central Air

Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 5th, 2025
Days on Market	37
Zoning	R1

Listing Details

Listing Office	Century 21 Foothills South Real Estate
----------------	--

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.