

# \$425,000 - 1304 14 Avenue S, Lethbridge

MLS® #A2216428

**\$425,000**

5 Bedroom, 2.00 Bathroom, 1,339 sqft  
Residential on 0.17 Acres

Agnes Davidson, Lethbridge, Alberta

A LOVELY 3 BEDROOM BUNGALOW IN THE HEART OF THE SOUTHSIDE WITH HARDWOOD THROUGHOUT AND A SUPER CORNER LOT WITH 2 SHEDS, ONE HAS BEEN UPGRADED AND CAN SERVE AS EXTRA SLEEPING QUARTERS, FIRE PIT. LOCATED CLOSE TO SHOPPING, SCHOOLS AND PARKS AND LET'S NOT FORGET THE BASEMENT SUITE(ILLEGAL) THAT WILL SUPPORT YOUR MORTGAGE PAYMENT BY \$1100.00 EACH MONTH+1/2 UTILITIES! WHAT A DEAL!!

Built in 1953

## Essential Information

MLS® #	A2216428
Price	\$425,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,339
Acres	0.17
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address 1304 14 Avenue S



Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0T4

### Amenities

Parking Spaces	3
Parking	Alley Access, Garage Door Opener, Heated Garage, Off Street, Parking Pad, Garage Faces Side, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Central Vacuum, No Smoking Home, Pantry, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas, Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard, Storage
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 30th, 2025
Days on Market	28
Zoning	R-L

### Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.