

# **\$450,000 - 2301 23 Avenue S, Lethbridge**

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MLS® #A2228856

**\$450,000**

3 Bedroom, 2.00 Bathroom, 1,158 sqft

Residential on 0.15 Acres

Agnes Davidson, Lethbridge, Alberta

Welcome to this wonderfully maintained home in the family-friendly neighbourhood of Agnes Davidson! This home is just steps away from both the Lethbridge College and Enmax Centre, as well as Agnes Davidson Elementary School; and is within close proximity to the South side shopping complexes and the Sugar Bowl for those outdoor enthusiasts. Upon entering the home you are greeted by an open concept living, dining, and kitchen space, with upgraded stainless steel appliance package, quartz countertops, and access through the garden doors to the generous backyard space. The upper level of the home houses 3 nicely sized bedrooms with updated windows and gleaming hardwood floors, along with a shared 4 piece bathroom with tub/shower combo. The main and upper floors feature tile and hardwood flooring which is perfect for children and pets, while the lower level has carpet and a cozy gas fireplace for those cooler winter months. The lower level also features a 3 piece bathroom with laundry space, generous living area with large windows, and a separate walk-up entry to the backyard patio. Along with these incredible features, there is also an oversized double detached garage that has been insulated and dry-walled, with 2 separate garage doors, garden doors to the backyard which let in tons of light, and space for a workshop, extra storage, or anything you can dream up! With such an incredible South side location, generous yard space, and oversized



garage, this is a home you won't want to wait to get in to!

Built in 1966

**Essential Information**

MLS® #	A2228856
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,158
Acres	0.15
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

**Community Information**

Address	2301 23 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K1K8

**Amenities**

Parking Spaces	5
Parking	Alley Access, Double Garage Detached, Insulated, Driveway, Oversized
# of Garages	2

**Interior**

Interior Features	Kitchen Island, Open Floorplan, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	June 7th, 2025
Days on Market	1
Zoning	R-L

### Listing Details

Listing Office	Grassroots Realty Group
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