

\$639,900 - 2302 14 Avenue S, Lethbridge

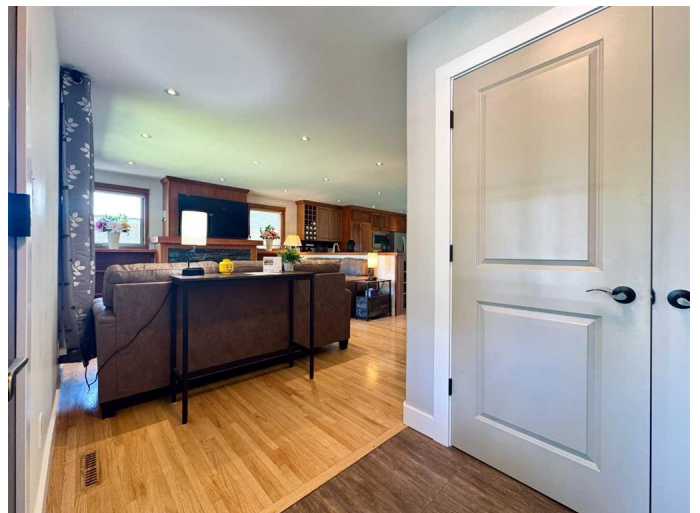
MLS® #A2238539

\$639,900

5 Bedroom, 2.00 Bathroom, 2,033 sqft
Residential on 0.16 Acres

Agnes Davidson, Lethbridge, Alberta

Welcome to 2302 14 Ave S in Lethbridge, a warm, welcoming 5-bedroom home that seamlessly combines modern luxuries, while maintaining the original charm of the home. Located in a quiet, southside neighbourhood just minutes from schools, parks, and shopping this home features over 2,000 Sq/Ft of well-designed living space and has seen a number of stylish and functional updates. The main floor offers an open layout with a cozy fireplace, cherry wood cabinets, granite countertops, gas stove top with oven, additional second wall oven, new stainless steel fridge, and pantry with built-in electrical ready for your small kitchen appliances. A convenient desk nook with storage closet completes the kitchen area. Upstairs, you'll find the primary bedroom, two additional bedrooms with closet organizers, and a 4-piece spa inspired bathroom with soaker jetted tub and large, walk-in shower. On the lower, walkout level, features include 2 bedrooms with closet organizers, an updated 3-piece bathroom, and large laundry room complete with a sink and plenty of cupboard and closet storage. The basement features a large family room with a wall of storage cupboards, generous entertainment bar with sink and fridge, and a wine cellar or cold room for extra storage. Step outside to a peaceful backyard with mature landscaping, including cherry & plum trees, raspberry patch, oak tree, plus 6 zoned underground sprinkler system. The highlight of the back yard is a private,



covered patio area that includes plenty of space for outdoor furniture, kids toys, and a hot tub (negotiable). A great space to entertain! On cooler nights, enjoy the well designed fire pit area, surrounded by beautiful garden beds and a serene water feature. Completing the backyard is a spacious garden shed and detached, heated garage. Notable features of the home include exceptional curb appeal of architectural design and landscaping, Hardie board siding, energy efficient windows, A/C, fresh paint and new trim, central vac system, and maintenance free gutter guards. This home is truly move-in ready and full of charm. Please view the video walkthrough in the links tab or on YouTube by searching for the home address.

Built in 1962

Essential Information

MLS® #	A2238539
Price	\$639,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,033
Acres	0.16
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	2302 14 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta

Postal Code T1K 0V5

Amenities

Parking Spaces 1
Parking Single Garage Detached
of Garages 1

Interior

Interior Features Bar, Sump Pump(s)
Appliances Built-In Oven, Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Living Room, Mantle, Stone, Wood Burning
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Covered Courtyard, Private Entrance, Private Yard
Lot Description Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Rectangular Lot, See Remarks
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed July 10th, 2025
Days on Market 36
Zoning R-L

Listing Details

Listing Office Royal LePage South Country - Lethbridge

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.