

\$459,900 - 2614 22 Avenue S, Lethbridge

MLS® #A2245059

\$459,900

4 Bedroom, 2.00 Bathroom, 1,222 sqft

Residential on 0.15 Acres

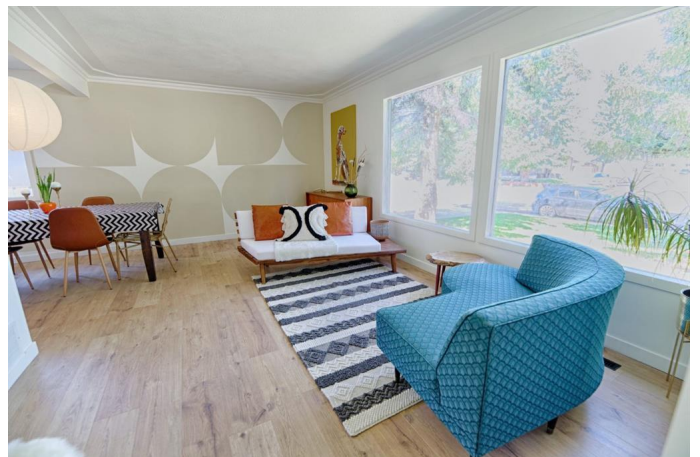
Agnes Davidson, Lethbridge, Alberta

Welcome 2614 22 Ave South! This beautifully updated 4-bedroom, 2-bathroom bungalow nestled in one of the south side's most desirable neighbourhoods. This trendy home blends comfort and modern design with thoughtful renovations throughout. Step inside to discover brand-new flooring, a fresh coat of paint, and a completely reimagined kitchen and bathrooms featuring contemporary finishes. The spacious layout is warm and inviting, offering great flow and natural light that adds to the home's incredible ambience. Outside, enjoy a large, private yard perfect for relaxing or entertaining, with two storage sheds for added convenience. A new roof provides peace of mind for years to come. And the list of updates? It's long! Nearly every surface has been touched to create a move-in-ready dream home. Whether you're a first-time buyer, growing your household, or searching for the perfect family home, this property checks all the boxes. A must-see opportunity in a fantastic south side location!

Built in 1965

Essential Information

MLS® #	A2245059
Price	\$459,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,222
Acres	0.15
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	2614 22 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 1J7

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Open Floorplan, See Remarks, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
-------------	------------------

Days on Market	1
Zoning	R-L

Listing Details

Listing Office	REAL BROKER
----------------	-------------

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.