

# \$409,000 - 1025 25 Street S, Lethbridge

MLS® #A2246842

**\$409,000**

4 Bedroom, 2.00 Bathroom, 1,070 sqft

Residential on 0.13 Acres

Agnes Davidson, Lethbridge, Alberta

Classic south side bungalow with a huge garage! Some updates include Newer Shingles, updated furnace and most of the main floor windows are new. The main floor features a bright and open living area along with a nice sized dining space. There are 3 bedrooms and a full bath on the upstairs. Downstairs is a massive family/games room and another bedroom and 1/2 bath. No lack of storage with 2 sheds and the huge double heated garage with room for 4 cars, 220 power and even a mechanics pit! Absolutely perfect for car enthusiasts. Very convenient location close to Henderson lake, schools, restaurants and shopping!

Built in 1962

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246842    |
| Price          | \$409,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,070       |
| Acres          | 0.13        |
| Year Built     | 1962        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 1025 25 Street S |
| Subdivision | Agnes Davidson   |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K2M8           |

## Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 4                     |
| Parking        | Quad or More Attached |
| # of Garages   | 4                     |

## Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                     |
| Appliances        | Central Air Conditioner, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | Central Air                                                         |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Landscaped |
| Roof              | Asphalt Shingle                  |
| Construction      | Wood Frame                       |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 41               |
| Zoning         | R-L              |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Real Estate Centre - Lethbridge |
|----------------|---------------------------------|

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