

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

MLS® #A2238539

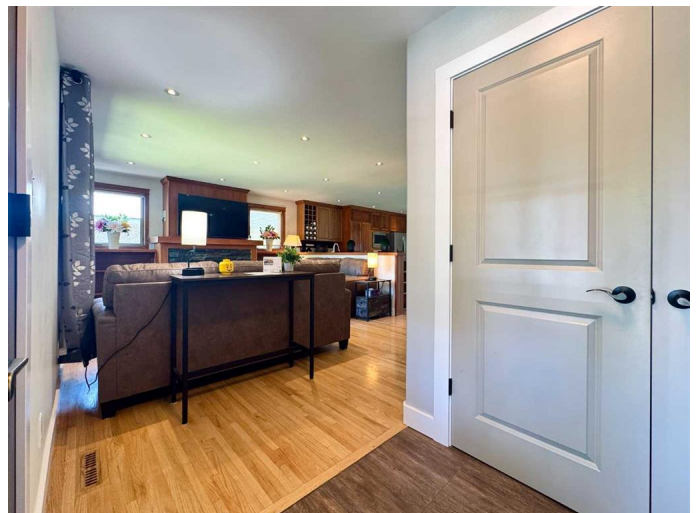
\$639,900

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. Best of all, you'll love the convenience of living on the southside, skip the Whoop-Up Drive construction and heavy traffic, and enjoy quick, stress-free access to everything you need. 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 systems. 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. The seller is considering downsizing and is open to discussing a potential home swap with buyers who currently own a smaller property.

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, Wood Burning, Stone
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	49
Zoning	R-L

Listing Details

Listing Office	Royal LePage South Country - 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.