

# \$475,000 - 1304 14 Avenue S, Lethbridge

MLS® #A2216428

**\$475,000**

5 Bedroom, 2.00 Bathroom, 1,339 sqft  
Residential on 0.17 Acres

Agnes Davidson, Lethbridge, Alberta

A LOVELY 3 BEDROOM BUNGALOW IN THE HEART OF THE SOUTHSIDE WITH HARDWOOD THROUGHOUT AND A SUPER CORNER LOT WITH 2 SHEDS, ONE HAS BEEN UPGRADED AND CAN SERVE AS EXTRA SLEEPING QUARTERS, FIRE PIT. LOCATED CLOSE TO SHOPPING, SCHOOLS AND PARKS AND LET'S NOT FORGET THE BASEMENT SUITE(ILLEGAL) THAT WILL SUPPORT YOUR MORTGAGE PAYMENT BY \$1100.00 EACH MONTH+1/2 UTILITIES! WHAT A DEAL!!

Built in 1953

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2216428    |
| Price          | \$475,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,339       |
| Acres          | 0.17        |
| Year Built     | 1953        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

Address 1304 14 Avenue S



|             |                |
|-------------|----------------|
| Subdivision | Agnes Davidson |
| City        | Lethbridge     |
| County      | Lethbridge     |
| Province    | Alberta        |
| Postal Code | T1K 0T4        |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 3   |
| Parking        | Alley Access, Garage Door Opener, Heated Garage, Off Street, Parking Pad, Single Garage Attached, Garage Faces Side |
| # of Garages   | 1   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, No Smoking Home, Pantry, Soaking Tub   |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator |
| Heating           | Central, Fireplace(s), Forced Air, Natural Gas   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Blower Fan   |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Suite  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit, Garden, Private Entrance, Private Yard, Storage |
| Lot Description   | Corner Lot  |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding  |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 8                |
| Zoning         | R-L              |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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