

\$374,900 - 1911 12 Avenue S, Lethbridge

MLS® #A2070268

\$374,900

3 Bedroom, 1.00 Bathroom, 1,177 sqft
Residential on 0.14 Acres

Agnes Davidson, Lethbridge, Alberta

â€œWelcome to one of the brightest homes on the block, inside and out! First time ever hitting the MLS system. The home was built in 1951 and went through two early owners. Then in 1968, it was purchased by the current sellers, and now it is just time to let go of this gem. On entering the home a spacious living room is flooded with natural light through a large PVC window. The rich finish on the oak hardwood floors installed in 2007, adds a natural warmth to this comfortable room. Down the hall and to the right, youâ€™ll find the master bedroom, and across from it, the 2nd bedroom, both with track lighting, PVC windows, and hardwood floors. The 4-pc full bathroom just outside these rooms consists of tile flooring and tiled backsplash with a Corian countertop with a built-in sink. The same theme was followed in the kitchenâ€™s countertops with Corian counters and a double sink built-in, custom maple cabinetry, designed, built, and installed by Adora Kitchens. This beautiful kitchen is equipped with a natural gas stove topped with a modern hood fan, a microwave, a dishwasher, and a large fridge. Other nice features that stand out, are the built-in China cabinet facing the dining area, a small storage rack encased in the opposite corner, and a cute, but functional island with an overhang table-top for a breakfast bar. In front of the kitchen, weâ€™ll find a cozy space built as an addition in 2011. It is already pre-plumbed to install a wood-burning stove. From this additional



space, you have a beautiful view of the backyard where it feels like the outdoors comes inside through the windows that also allow for lots of natural light. Speaking of outdoors—the backyard will greet you with a spacious patio covered by a cedar gazebo for those quiet evenings sipping a little of your favorite wine. Kitty corner, there’s yet another patio where you could enjoy a propane fire pit and smores with the kids. Let’s not forget the tremendous 24’ x 24’ man-cave built in 2011 that also gets flooded with natural lighting through its 4 south-facing PVC windows. With a 16’ x 10’ overhead door, I’m sure you won’t have trouble fitting in a couple of vehicles comfortably. The basement is nothing short of space. The family room is 33’ long and it comes with a wet bar for your entertainment, that once again, matches the same countertop and cabinetry theme as upstairs. The laundry room is equipped with stackable machines, a folding table, and a ½ bath. At the northwest corner of the basement, we’ll find a 3rd bedroom (window may not meet egress) and through it, we can get into the storage space which is directly below the 2011 addition to the house and follows the same floorplan. Don’t miss out on seeing this gem of the Agnes Davidson neighborhood. It won’t disappoint. •

Built in 1951

Essential Information

MLS® #	A2070268
Price	\$374,900
Sold Price	\$369,900
Bedrooms	3
Bathrooms	1.00

Full Baths	1
Square Footage	1,177
Acres	0.14
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1911 12 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0N7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Kitchen Island, Storage, Sump Pump(s), Track Lighting, Vinyl Windows, Wet Bar
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Garden, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Gazebo, Landscaped, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Perimeter Wall, Poured Concrete

Additional Information

Date Listed	August 8th, 2023
Date Sold	November 9th, 2023
Days on Market	93
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Centre - Lethbridge
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