

\$375,000 - 2414 13 Avenue S, Lethbridge

MLS® #A2086722

\$375,000

6 Bedroom, 2.00 Bathroom, 936 sqft
Residential on 0.13 Acres

Agnes Davidson, Lethbridge, Alberta

Investor Alert! Welcome to 2414 13 Avenue S, this legally suited income property offers a total of six bedrooms and two bathrooms, providing ample space for comfortable living.

The house has been extensively renovated in 2021, offering a fresh and modern feel throughout.

Convenience is key with this property, as it features two furnaces and hot water on demand to ensure optimal comfort for both units. Additionally, there is a large single garage that not only provides parking but also offers the potential for extra income.

One of the highlights of this property is its proximity to an elementary school, making it an ideal choice for families with young children. You'll also appreciate the convenience of being close to shopping centres, ensuring that all your daily needs are just a short distance away.

Don't miss out on this incredible opportunity to own a legally suited property in a desirable location.

Built in 1956

Essential Information

MLS® #	A2086722
Price	\$375,000



Sold Price	\$358,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	936
Acres	0.13
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2414 13 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0S8

Amenities

Parking Spaces	3
Parking	Off Street, Single Garage Detached

Interior

Interior Features	Laminate Counters, See Remarks, Separate Entrance
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Level
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2023
Date Sold	October 26th, 2023
Days on Market	13
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office Lethbridge Real Estate.com

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.