\$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.

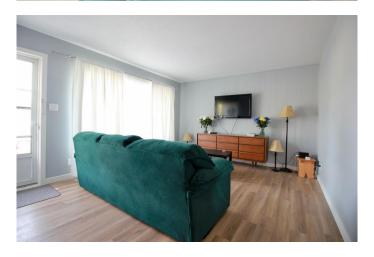
Built in 1956

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

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