

# \$320,000 - 2631 21 Avenue S, Lethbridge

MLS® #A2095392

## \$320,000

4 Bedroom, 1.00 Bathroom, 1,036 sqft  
Residential on 0.13 Acres

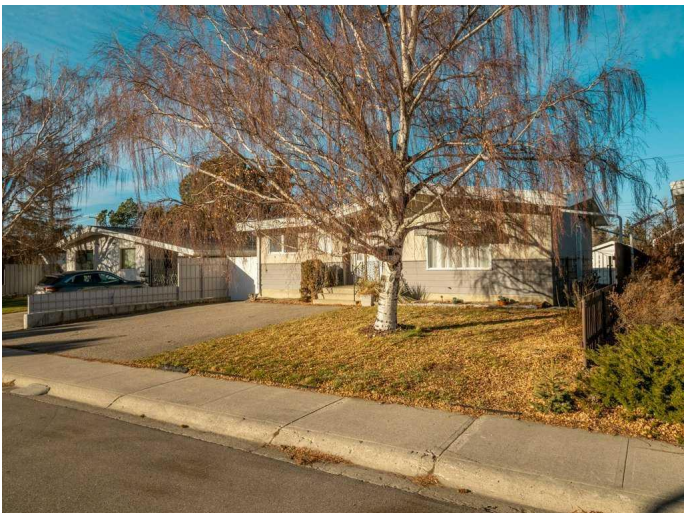
Agnes Davidson, Lethbridge, Alberta

Discover your dream home in the heart of a serene Southside Lethbridge neighborhood. This meticulously maintained property boasts a spacious, open floorplan with an inviting ambiance enhanced by an exposed wood beam ceiling. Step outside onto the expansive maintenance-free deck, complete with an electric awning, perfect for entertaining or unwinding in privacy. The large yard features two sheds, providing ample storage for all your needs. Parking is a breeze with a generous 3-car driveway. Thoughtfully updated and cared for, this residence offers a second separate entrance, opening up possibilities for a basement suite. Whether you're seeking tranquility in a quiet neighborhood or envisioning the perfect space for gatherings, this home is a rare find. Seize the opportunity to make it yours – a harmonious blend of comfort, style, and potential awaits.

Built in 1962

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2095392  |
| Price          | \$320,000 |
| Sold Price     | \$311,000 |
| Bedrooms       | 4         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,036     |
| Acres          | 0.13      |



|            |             |
|------------|-------------|
| Year Built | 1962        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Sold        |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 2631 21 Avenue S |
| Subdivision | Agnes Davidson   |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K 1H9          |

### **Amenities**

|                |                      |
|----------------|----------------------|
| Parking Spaces | 3                    |
| Parking        | Driveway, Off Street |

### **Interior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Sump Pump(s)                                                 |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | Central Air                                                  |
| Has Basement      | Yes                                                          |
| Basement          | Full, Partially Finished                                     |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Yard, City Lot, Front Yard |
| Roof              | Tar/Gravel                      |
| Construction      | Stucco, Wood Siding             |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 29th, 2023 |
| Date Sold      | December 17th, 2023 |
| Days on Market | 18                  |
| Zoning         | R-L                 |
| HOA Fees       | 0.00                |

**Listing Details**

Listing Office                      2 PERCENT REALTY

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