

\$427,900 - 1806 14 Avenue S, Lethbridge

MLS® #A2106268

\$427,900

4 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.13 Acres

Agnes Davidson, Lethbridge, Alberta

The complete package! This home has it all! Plus there is a possibility to suite this home as it has a seperate side entrance and it is set up to have a shared laundry, as well as it has water and a gas line in the family room. It has a fantastic location, tons of reno's, superb condition, & lots of inclusions. This home has been transformed for your average everyday bungalow into a home that any family would love to show off to their friends and family. You would be hard pressed to find something as ideal as this one. The main star of this show is its new, amazing kitchen, done by Cabinet Express. This kitchen has been transformed into as close to a chefs dream kitchen as you could possibly get. Its has a whole wall of built in pantry with a coffee bar built into the middle of the cabinetry, gorgeous Quartz counter tops a large beautiful farm apron sink and top of the line fridge and dishwasher. They have also redone the main floor bathroom as well as the basement bathroom. You will also love the new gas fireplace in the living room with the custom mantle and built in book cases on either side. The original hardwood floors have been refinished giving this home a warm welcoming vibe. The home has also been painted and flows so seamlessly from room to room. New flooring has also been installed in the kitchen, upstairs bathroom, down the stairs into the laundry area, hallway and downstairs bathroom. All of the bedrooms are a very generous size making it ideal for families,



especially since this home is so close to numerous schools. Outside you will find a large yard, (yards like this just don't exist any longer in the new subdivisions.) Also in the back you will find a true double garage measuring 24 x 24, that is heated, insulated and drywalled. As well as a parking area off the back alley. The large yard also features garden boxes and new sections of the fence that were put up in the last year.

Improvements of the past 10 years include, Roof on home (2015), Roof on garage (2021), High efficiency furnace (2019), Hot water tank (2019), Central A/C (2019), New Kitchen (2022), Appliances (2020), New flooring (2020), New bathrooms (2022), Paint (2023), New living room gas fireplace (2020), sections of Fence (2021) , also most of the windows have been update within the last 10 years or so. Don't delay this fantastic southside bungalow is waiting for its new family!

Built in 1954

Essential Information

MLS® #	A2106268
Price	\$427,900
Sold Price	\$395,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.13
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1806 14 Avenue S
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Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0V1

Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated, Off Street

Interior

Interior Features	Built-in Features, French Door, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Garden, Landscaped, Level
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 8th, 2024
Date Sold	March 12th, 2024
Days on Market	33
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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