

\$449,900 - 2406 12 Avenue S, Lethbridge

MLS® #A2141928

\$449,900

3 Bedroom, 2.00 Bathroom, 1,053 sqft

Residential on 0.14 Acres

Agnes Davidson, Lethbridge, Alberta

Welcome to your next investment! This legally suited bungalow is in a fantastic location on 12ave south in Lethbridge and is calling your name. You'll notice the low maintenance landscaping out front, for the convenience aspect of tenants and the home has been updated so you can move right in and rent out the other suite or rent out both. The main floor suite has been beautifully modernized with soft close kitchen cabinets, granite counter tops, stainless steel appliances, pot lights, tiled backsplash and hardwood flooring in the living room and hallway. There are 2 bedrooms, an updated 4pc bathroom and large PVC windows allowing plenty of natural light in. A modern and spacious one bedroom, one bathroom bachelor suite was a great addition to the basement just a couple of years prior and both tenants have access to a shared laundry and storage space plus there's AC, making it a great place to rent. The back yard is fenced, has a storage shed, a parking pad for an RV or 2 cars and a 24x24' heated garage which can also be rented out! This is an all around low maintenance, always occupied property. It's close to the hospital and Mayor Magrath drive making it a convenient location too!

Built in 1955

Essential Information

MLS® #

A2141928



Price	\$449,900
Sold Price	\$440,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,053
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2406 12 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0P5

Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Heated Garage, Off Street, Paved, Rear Drive

Interior

Interior Features	Ceiling Fan(s), Granite Counters, No Smoking Home, Pantry, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Back Lane, Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 17th, 2024
Date Sold	October 10th, 2024
Days on Market	114
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE (TABER)
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