

\$499,800 - 2406 18 Avenue S, Lethbridge

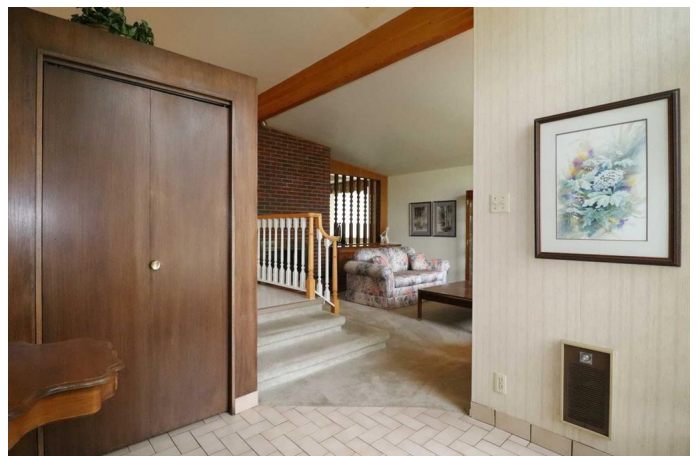
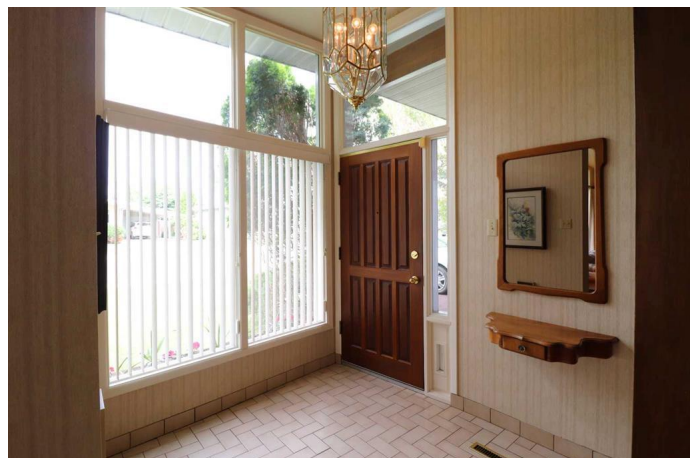
MLS® #A2144629

\$499,800

3 Bedroom, 3.00 Bathroom, 1,986 sqft
Residential on 0.16 Acres

Agnes Davidson, Lethbridge, Alberta

2406 18th Avenue South is an exceptional residence in so many ways. The home is conveniently located the heart of south Lethbridge and nicely situated in a quiet, family friendly cul-de-sac with neighbourhood amenities that include schools, greenspaces and walking paths, plenty of shopping, restaurants, sports facilities and the Lethbridge College. The Custom Designed floor plan is truly unique, appealing, and very functional when it comes to daily living or for entertaining family and guests. So much so that it has been owned by the same family since day 1! Features include an open layout that flows efficiently from room to room, vaulted ceilings, 3 fireplaces, spacious, well lit kitchen with plenty of cabinetry and counter space, a formal dining room that could be converted to a 4th above grade bedroom if required, a very private upper floor Primary bedroom suite with a large 4 pc bathroom complete with a walk-in shower and separate jetted corner tub, main floor family room that also leads to a 224 sq. ft. sunroom enclosure that looks onto a beautifully landscaped back yard complete with concrete block fencing. The basement is fully developed and offers added lounge areas, an office or den, bathroom, laundry, and plenty of storage space. Off-street Parking is no problem with the front carport, lengthy rubberized surfaced driveway, and oversized heated double garage out back that measures 33'6" and 30' deep by 28'6" wide with a ceiling on 1 side that towers at 12'8"



high. There is so much here to take in so be sure to contact your Realtor to book a viewing appointment today!

Built in 1962

Essential Information

MLS® #	A2144629
Price	\$499,800
Sold Price	\$502,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,986
Acres	0.16
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	2406 18 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 1C9

Amenities

Parking Spaces	3
Parking	Carport, Double Garage Detached

Interior

Interior Features	Skylight(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Cul-De-Sac, Landscaped
Roof	Asphalt Shingle, Tar/Gravel
Construction	Metal Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2024
Date Sold	July 19th, 2024
Days on Market	17
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage South Country - Lethbridge
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