

# \$429,900 - 2626 21 Avenue S, Lethbridge

MLS® #A2149815

**\$429,900**

4 Bedroom, 4.00 Bathroom, 1,120 sqft  
Residential on 0.13 Acres

Agnes Davidson, Lethbridge, Alberta

Be sure to take notice of this prime, southside, beautifully renovated Bungalow that includes a spectacular zen like backyard. The mature and strategically placed landscaping creates that relaxing feeling that mother nature provides. The exterior of this home consists of hardi board siding, all new windows, torch down roof. Spray foam insulation was used for comfort, soundproofing and would be considered one of those upgrades you cannot see. The main floor consists of two bedrooms, plus a den, updated 2 piece ensuite off the primary bedroom, updated 4 piece main bathroom, open concept, modern kitchen with quality appliances. The living room is spacious and this home is ideal for the young couple starting out, with the income of the two bedroom, two bathroom basement suite that brings in \$1200.00 per month! The suite has it's own separate side entrance. Wall to wall living room windows with patio doors open up to the very sheltered, covered deck creating another outdoor entertainment space you will be sure to love. There is a stacking washer/dryer on the main floor so no bothering the tenant. The tenants have their very own laundry room. Wiring has been updated, sprinkler system added to the mechanics room for safety. The suite was legally permitted in 2009 according to City records. Located in Agnes Davidson area, it is steps away from the green strip, park, playground, schools, and shopping. There is back alley access for adding a future garage or another future option



is a side carport with an attached tandem garage. Lots of possibilities with this property. It is in very clean condition, with an excellent tenant currently under Lease till July 31, 2025.

Built in 1962

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2149815    |
| Price          | \$429,900   |
| Sold Price     | \$435,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,120       |
| Acres          | 0.13        |
| Year Built     | 1962        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 2626 21 Avenue S |
| Subdivision | Agnes Davidson   |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K 1H8          |

**Amenities**

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Parking Spaces | 2                                                                   |
| Parking        | Alley Access, Concrete Driveway, Off Street, On Street, Parking Pad |

**Interior**

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Garburator, Gas Water Heater,                 |

|                 |                                                                                              |
|-----------------|----------------------------------------------------------------------------------------------|
|                 | Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Water Softener, Window Coverings |
| Heating         | Fireplace(s), Forced Air, Natural Gas                                                        |
| Cooling         | Central Air                                                                                  |
| Fireplace       | Yes                                                                                          |
| # of Fireplaces | 1                                                                                            |
| Fireplaces      | Gas                                                                                          |
| Has Basement    | Yes                                                                                          |
| Basement        | Separate/Exterior Entry, Finished, Full, Suite                                               |

## Exterior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                                               |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Landscaped, Underground Sprinklers, Private, Rectangular Lot, Treed |
| Roof              | Flat Torch Membrane                                                                                                                        |
| Construction      | Wood Frame                                                                                                                                 |
| Foundation        | Poured Concrete                                                                                                                            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2024 |
| Date Sold      | July 29th, 2024 |
| Days on Market | 13              |
| Zoning         | R-L             |
| HOA Fees       | 0.00            |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.