

\$410,000 - 1803 22 Street S, Lethbridge

MLS® #A2158371

\$410,000

5 Bedroom, 2.00 Bathroom, 1,190 sqft

Residential on 0.16 Acres

Agnes Davidson, Lethbridge, Alberta

Welcome to a home where timeless design meets modern convenience, creating the ideal setting for making lasting family memories. This beautiful residence combines classic charm with contemporary touches, featuring vaulted ceilings and open-concept living spaces that invite light and warmth into every room. The spacious bedrooms provide ample comfort, while the fully finished basement offers additional rooms and communal areas, perfect for family activities or guest accommodations. The location is unbeatable, just a short stroll from Agnes Davidson School, the Sugar Bowl, the Movie Mill, and various restaurants and shops—there's always something new to explore right around the corner. Step outside to a generous backyard oasis, complete with a tree-house for the kids and a thriving raspberry patch, perfect for summer afternoons spent outdoors. The yard is easy to maintain thanks to an underground programmable sprinkler system, ensuring your lawn stays lush and green with minimal effort. This home has been thoughtfully upgraded with sustainability and longevity in mind, including the installation of solar panels, comprehensive basement waterproofing with two sump pumps, and a new roof added in 2020. The furnace and central air conditioning systems have also been recently updated, ensuring year-round comfort. Parking is a breeze with an attached garage and an additional parking pad at the rear, large enough to accommodate a recreational



vehicle. Don't miss the chance to own this inviting Agnes Davidson home, where every detail has been carefully considered to offer a perfect blend of comfort, convenience, and modern living.

Built in 1959

Essential Information

MLS® #	A2158371
Price	\$410,000
Sold Price	\$395,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,190
Acres	0.16
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1803 22 Street S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 2J8

Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage Attached

Interior

Interior Features	Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot
Roof	Other
Construction	Brick, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2024
Date Sold	December 30th, 2024
Days on Market	136
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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