

\$241,000 - 2606 23 Avenue S, Lethbridge

MLS® #A2167154

\$241,000

2 Bedroom, 1.00 Bathroom, 1,120 sqft
Residential on 0.13 Acres

Agnes Davidson, Lethbridge, Alberta

Southside 1960's bungalow is desirable location close to Lethbridge Community College, Enmax Center and most major southside amenities. 3 bedrooms up with a 4-piece bath, large living room and dining nook, south facing kitchen. Basement is effectively undeveloped and still has the original furnace. House has been updated with some newer PVC windows and 100 amp electrical service, but is otherwise largely original and in need of substantial updating. An otherwise very solid, Engineered Homes built bungalow constructed with fir. Super single detached garage in back with an adjoining work shop and paved lane access.

Built in 1968



Essential Information

MLS® #	A2167154
Price	\$241,000
Sold Price	\$255,100
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,120
Acres	0.13
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status	Sold
--------	------

Community Information

Address	2606 23 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 1L1

Amenities

Parking Spaces	3
Parking	Parking Pad, Off Street, Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2024
Date Sold	November 6th, 2024
Days on Market	46
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.