

# \$419,900 - 2313 11 Avenue S, Lethbridge

MLS® #A2171539

**\$419,900**

4 Bedroom, 2.00 Bathroom, 1,265 sqft

Residential on 0.16 Acres

Agnes Davidson, Lethbridge, Alberta

Discover your dream home in this beautifully renovated 4-bedroom, 2-bath residence, boasting over 2400 sq ft of fully developed living space. With three spacious bedrooms on the main floor and the option for a main floor laundry installation, this layout is designed for convenience and comfort.

Step inside to find stunning refinished hardwood floors that flow throughout most of the main level, adding warmth and character. The open layout features a formal dining room that seamlessly connects to the rear patio, perfect for entertaining or enjoying quiet evenings at home. The kitchen is a chef's delight, featuring high-end granite countertops, a 36" gas stove, and a stainless-steel fridge. The lower level offers incredible potential for a suite, complete with a private entrance, making it an ideal option for extra income or guests. Outside, you'll appreciate the paved alley access, which allows for easy future construction of a double garage while still leaving room for RV parking. Situated in a treed area of the south side, this property is close to schools, parks, and amenities. Enjoy leisurely walks around Henderson Lake Park, just a few blocks away, or reach the Chinook Regional Hospital in under five minutes.

This home has seen extensive improvements, including new windows, roof, furnace, flooring, paint, and luxurious bathrooms—with the lower level featuring a large walk-in shower. The beautifully landscaped yard includes a private custom bar and barbecue setup,



perfect for social gatherings or transforming back into a carport for versatile use. This rare find is ready for its next family, retirees, investors, or anyone looking for income potential. Don't miss out"contact your favorite agent today to gather more information and schedule a viewing. Make this wonderful property your new home!

Built in 1955

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2171539    |
| Price          | \$419,900   |
| Sold Price     | \$415,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,265       |
| Acres          | 0.16        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2313 11 Avenue S |
| Subdivision | Agnes Davidson   |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K 0K6          |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 6                                                             |
| Parking        | Alley Access, On Street, Parkade, Parking Pad, Covered, Other |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, Open Floorplan                                                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                             |
| Cooling           | Central Air                                                                                                         |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Basement, Family Room, Gas, Free Standing, Gas Starter                                                              |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Finished, Full                                                                                                      |

## Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard                                                                                 |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Garden, Low Maintenance Landscape, Landscaped, Level, Private, Rectangular Lot |
| Roof              | Asphalt                                                                                                                |
| Construction      | Vinyl Siding                                                                                                           |
| Foundation        | Poured Concrete                                                                                                        |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 8th, 2024  |
| Date Sold      | October 25th, 2024 |
| Days on Market | 17                 |
| Zoning         | R-L                |
| HOA Fees       | 0.00               |

## Listing Details

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|----------------------------------------|

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