

\$400,000 - 2420 14 Avenue S, Lethbridge

MLS® #A2172749

\$400,000

5 Bedroom, 2.00 Bathroom, 956 sqft
Residential on 0.13 Acres

Agnes Davidson, Lethbridge, Alberta

Look at this amazing opportunity! Located at 2420 14 Ave South, this centrally-located home offers a fantastic opportunity for both homeowners or investors. This home features three bedrooms up on the main floor suite and two down in an illegal suite! As you enter the main floor, you will notice the unit is bright with no shortage of large windows (most have been upgraded) that flood the space with natural light, newer vinyl plank flooring throughout, and newer trim/paint to complete the space. A large kitchen with plenty of cabinetry awaits. Just off the kitchen, the home flows into the open living room and dining room. On the back side of the house, you will find the three well-sized bedrooms and a full bathroom. The home also boasts upgraded lighting and convenient central air conditioning for year-round comfort!

A side entry under the covered carport offers a private entrance to the illegal basement suite. The upgrades continue to flow from upstairs into the basement, with vinyl plank flooring, paint/trim to match, kitchen/bathroom upgrades and plenty of newer windows that brighten up the generous living and dining areas. Two more bedrooms await. Shared laundry facilities make this home even more practical for families or tenants. Outside, the home features underground sprinklers, a large fenced yard, and a spacious double garage with two overhead doors and two man doors - a great opportunity to split the garage and have more income! Up front, there is a carport



and a large driveway for additional parking. With its excellent location close to shopping, restaurants and parks, modern upgrades, and potential for rental income, this home is a must-see! Don't miss out, call your favorite agent today!

Built in 1959

Essential Information

MLS® #	A2172749
Price	\$400,000
Sold Price	\$383,500
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	956
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2420 14 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0V7

Amenities

Parking Spaces	6
Parking	220 Volt Wiring, Alley Access, Concrete Driveway, Double Garage Detached, Driveway, Off Street, Parking Pad, Attached Carport

Interior

Interior Features	Separate Entrance, Storage, Vinyl Windows
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Appliances	Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Garden, Storage
Lot Description	Back Lane, Back Yard
Roof	Tar/Gravel
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 12th, 2024
Date Sold	November 1st, 2024
Days on Market	20
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	CLEARVIEW PROPERTY MANAGEMENT LTD.
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