

# \$439,900 - 2210 15 Avenue S, Lethbridge

MLS® #A2224610

**\$439,900**

2 Bedroom, 2.00 Bathroom, 1,326 sqft  
Residential on 0.14 Acres

Agnes Davidson, Lethbridge, Alberta

Check out this 70's Bungalow !! The same owners have resided here for the past 30 years and now its time to sell!! This home is built like a tank. Fir wood construction, solid and very well maintained!! There has been many improvements completed over the years from the double garage, torch roof, kitchen facelift in cabinetry, including updated appliances, doors and trim, two upstairs bathrooms, two f/A furnaces for evenly controlled heating, hot water tank (2020) laminate flooring, landscaping including zero scape in the front, new sod in the back, underground sprinklers, A/C (2024) . This home is a great start for the young family, or the senior who needs some aids for aging in place. There are two bedrooms up, one down, but could easily have two more bedrooms if required. The main floor laundry is off the kitchen, and there is plumbing for a basement laundry too. Imagine the fun that could be had in this huge family room with the 70's decorative fireplace!! A hobby room is next to the 3 piece bathroom. and the basement bedroom features walk in closet and built in desk. These homes were designed with lots of storage and this home is no exception. Every nook and cranny has a storage space which is hard to find in the new homes!! The garage is heated, has its own window a/c unit. Great location in Agnes Davidson neighborhood, close to shopping, schools, church, and easy access to all parts of the city. Mature southside area with great neighbors. The home is well



suited with some mobility assistance with a mini ramp at the front door (ideal for pushing a stroller or walking the old dog back and forth. and the basement is equipped with a chair lift that will remain with the home. You can use it or easily remove it and sell it if not required. This home has many cherished memories from a long life of marriage to raising a beautiful grand daughter! This home is ready for the next successful life of moments to be made here!!

Built in 1970

### Essential Information

MLS® #	A2224610
Price	\$439,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,326
Acres	0.14
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2210 15 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0X6

### Amenities

Parking Spaces	6
Parking	Alley Access, Double Garage Detached, Driveway, Front Drive, Garage

Door Opener, Garage Faces Rear, Off Street, Parking Pad, RV Access/Parking, Attached Carport, Covered

# of Garages 2

### Interior

Interior Features Bookcases, Ceiling Fan(s), Closet Organizers, Jetted Tub, Pantry, Storage, Vinyl Windows, Solar Tube(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer, Water Softener, Window Coverings

Heating Forced Air, Natural Gas, Zoned

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Basement, Family Room, Decorative, None

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Garden, Private Yard

Lot Description Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Street Lighting, Treed, Interior Lot, Underground Sprinklers

Roof Flat Torch Membrane

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

### Additional Information

Date Listed June 12th, 2025

Days on Market 4

Zoning R-L

### Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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