

# \$425,000 - 1612 21 Street S, Lethbridge

MLS® #A2228534

## \$425,000

3 Bedroom, 3.00 Bathroom, 1,071 sqft  
Residential on 0.14 Acres

Agnes Davidson, Lethbridge, Alberta

Well-maintained bungalow located in a sought-after, mature Southside neighbourhood. This property features a bright and functional main floor, a covered deck perfect for outdoor entertaining, and a beautifully landscaped yard. The detached double garage offers ample parking and storage space plus there is additional parking in back.. Pride of ownership is evident throughout. Ideally situated close to schools, parks, shopping, and public transit. Perfect for first-time buyers, downsizers, or investors. A great opportunityâ€™donâ€™t miss out!

Built in 1959

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2228534    |
| Price          | \$425,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,071       |
| Acres          | 0.14        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                  |
|-------------|------------------|
| Address     | 1612 21 Street S |
| Subdivision | Agnes Davidson   |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K2H7           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, See Remarks                                    |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Basement, Stone, Wood Burning   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Landscaped |
| Roof              | Flat Torch Membrane              |
| Construction      | Wood Frame                       |
| Foundation        | Poured Concrete                  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 1              |
| Zoning         | R-L            |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Real Estate Centre - Lethbridge |
|----------------|---------------------------------|

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