

**2302 14 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2258771**



**\$639,900**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,033 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Sump Pump(s)		

**Inclusions:** Fridge, Gas Stove, Built-In Oven, Microwave, Dishwasher, Washer, Dryer, Central A/C, Window Coverings, Fridge & Microwave (in basement), Central Vac & Attachments, Vacuum in Garage

Welcome to 2302 14 Avenue S in Lethbridge — a warm, inviting 5-bedroom, 2-bath home that blends modern upgrades with timeless character. Nestled in a quiet southside neighbourhood, this is over 2,000 sq/ft of fully updated living space at a price per square foot that beats most southside listings. More space, more updates, more value. Just minutes from schools, parks, and shopping. Skip the Whoop-Up Drive traffic and enjoy quick, stress-free access to everything the southside has to offer. The main floor features an open layout with a cozy fireplace, cherry wood cabinetry, granite countertops, a gas cooktop plus second built-in wall oven, new stainless-steel fridge, and pantry with built-in electrical for small appliances. A convenient desk nook with storage completes this functional space. Upstairs, you'll find the primary bedroom, two additional bedrooms with custom closet organizers, and a spa-inspired 4-piece bathroom with jetted soaker tub and large walk-in shower. The walkout lower level offers two more bedrooms (both with closet organizers), an updated 3-piece bathroom, and a large laundry room with sink, cupboards, and abundant storage. The basement boasts a spacious family room with built-in cabinetry, a generous entertainment bar with sink and fridge, and a wine cellar/cold room. Step outside to a beautifully landscaped backyard with cherry and plum trees, raspberry patch, oak tree, and a 6-zone underground sprinkler system. Enjoy the covered patio with space for dining, kids' play, or a hot tub (negotiable), plus a fire pit area with water feature, garden beds, and garden shed. The detached, heated garage adds convenience and value. Notable features include Hardie board siding, energy-efficient windows, A/C, central vac, fresh paint and trim, gutter guards, and outstanding curb appeal. Truly move-in ready and full

of charm. View the video walkthrough in the links tab or on YouTube by searching the address. Seller is downsizing and open to discussing a potential home swap with buyers of a smaller property.