

2110 15 Avenue S
Lethbridge, Alberta

MLS # A2340137



\$599,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,144 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Wet Bar		

Inclusions: NONE

Welcome to this exceptional Agnes Davidson bungalow, comprehensively renovated in 2018 with a level of quality and attention to detail rarely found. The renovation was approached with a contractor's mindset, extensively updating the home from the inside out while preserving the character, mature trees and established setting that make this neighborhood so desirable. The result is a home that offers many of the features buyers look for in a new home—including a renovated kitchen, master ensuite, open floor plan, updated plumbing and electrical, and air conditioning—while offering something new construction simply can't replicate. Step outside and you'll appreciate what makes this property particularly special. Imagine spending summer evenings relaxing on the front composite deck around the fire table, or sitting beneath the mature backyard trees on a warm afternoon. The yard features established landscaping along with apple and plum trees, creating a private and inviting outdoor space. Also this home is a smoke & pet free home since the major renovations. The overbuilt 24' x 24' detached heated garage, built in 2018, is a standout feature. Constructed with 1/2" plywood, 2 x 6 walls, 10+ foot ceilings and a 9-foot garage door, it was designed to be a substantial and highly functional space. A 240V outlet provides EV charging capability, and the generous dimensions offer plenty of room to accommodate everything from vehicles to larger recreational gear. The property also offers trailer parking, newer fencing, underground electrical services, underground sprinklers and a 10' x 8' garden shed for additional storage. Back inside, the fully developed basement provides impressive additional living space. The private side-entry mother-in-law suite is ideal for hosting family and friends, accommodating guests, multigenerational living or providing potential

rental income. The lower-level gas fireplace creates a warm and inviting gathering space—perfect for movie nights, entertaining or relaxing on cold winter evenings. Located in sought-after Agnes Davidson, this home combines the convenience of being close to schools, parks, shopping and Chinook Regional Hospital with the quiet, established feel of a mature south-side neighbourhood. If you've considered an infill but don't want to pay the infill price—or give up the mature trees, larger lot size and established neighbourhood that come with an older home—this property deserves a close look. You get the extensive modernization and functionality of a 2018 renovation, paired with the outdoor space, mature landscaping and established setting that new construction simply cannot provide. The expensive work has already been done. Bring your furniture, move in and enjoy everything this home has to offer. Please note some pictures have AI staging in them.