

# \$400,000 - 2115 15 Avenue S, Lethbridge

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MLS® #A2235902

**\$400,000**

3 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 0.14 Acres

Agnes Davidson, Lethbridge, Alberta

Welcome to 2115 15 Avenue S, a well-kept home tucked away on a quiet, tree-lined street in Lethbridge's sought-after South Side. The main floor offers two comfortable bedrooms, a full 4-piece bathroom, a bright and spacious living room, and a practical eat-in kitchen that's ready for everyday living. Downstairs, the fully finished basement adds valuable space with a generous family room, an additional bedroom, another full bathroom, and a wet bar—ideal for entertaining or setting up a cozy retreat. Outside, you'll find a 26' x 20' detached garage in the backyard alongside additional RV or off-street parking and a convenient front carport, giving you plenty of parking and storage options. Just steps from Agnes Davidson School and close to major shopping and amenities, this home blends quiet location with everyday convenience—an easy fit for families, first-time buyers, or anyone looking for a dependable space to call home. Two year old furnace and central AC, and the entire main floor was completely repainted. Ask your real estate agent about the suite in the basement prior to 2007.

Built in 1958

## Essential Information

MLS® #                   A2235902

Price                     \$400,000



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 960         |
| Acres          | 0.14        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2115 15 Avenue S |
| Subdivision | Agnes Davidson   |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K 0X4          |

### Amenities

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

### Interior

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | No Animal Home, No Smoking Home |
| Appliances        | See Remarks                     |
| Heating           | Forced Air                      |
| Cooling           | Central Air                     |
| Has Basement      | Yes                             |
| Basement          | Finished, Full                  |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Landscaped |
| Roof              | Asphalt Shingle                  |
| Construction      | Wood Frame                       |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 6               |
| Zoning         | R-L             |

## **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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