

\$639,900 - 2302 14 Avenue S, Lethbridge

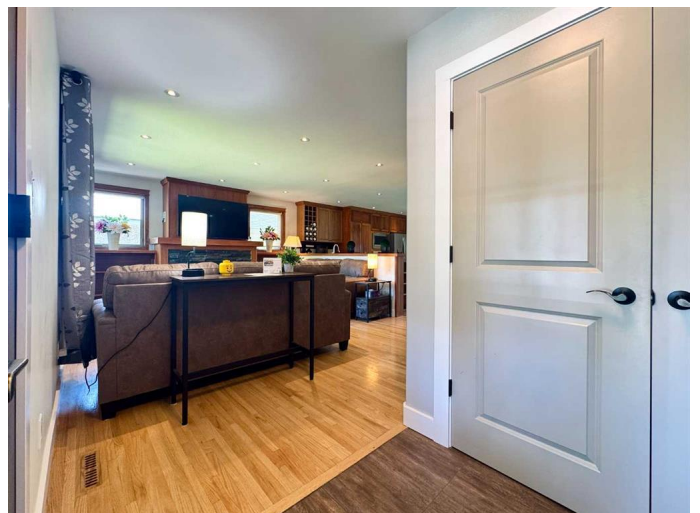
MLS® #A2258771

\$639,900

5 Bedroom, 2.00 Bathroom, 2,033 sqft
Residential on 0.16 Acres

Agnes Davidson, Lethbridge, Alberta

Welcome to 2302 14 Avenue S in Lethbridge â€” 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, youâ€™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, kidsâ€™™ 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.

Built in 1962

Essential Information

MLS® #	A2258771
Price	\$639,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,033
Acres	0.16
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	2302 14 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0V5

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Sump Pump(s), Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Covered Courtyard
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 22nd, 2025
Zoning	R-L

Listing Details

Listing Office	Royal LePage South Country - Lethbridge
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