

# \$648,800 - 2302 14 Avenue S, Lethbridge

MLS® #A2226152

**\$648,800**

5 Bedroom, 2.00 Bathroom, 2,046 sqft  
Residential on 0.16 Acres

Agnes Davidson, Lethbridge, Alberta

Welcome to this meticulously cared-for 5-bedroom home, offering over 2,000 sq. ft. of thoughtfully designed living space in one of south Lethbridge's desirable locations. Ideally situated with quick access to Mayor Magrath Drive and Scenic Drive and just minutes from shopping, schools, playgrounds, and the hospital this home delivers both convenience and peace of mind.

Step through the front door into a spacious, welcoming layout that flows seamlessly into the heart of the home. The open-concept main floor is a showstopper, anchored by an artisan fireplace and bathed in natural light from floor-to-ceiling windows that showcase the lush, private backyard. The chef's kitchen is sure to impress, featuring custom cabinetry, granite countertops, a gas cooktop, built-in wall oven with a second oven option, and a layout ideal for entertaining or everyday living.

Just off the main living area, you'll find generously sized bedrooms and beautifully updated bathrooms, including one with a luxurious jacuzzi soaker tub. Large windows throughout the home allow sunlight to pour in, creating a bright, airy feel across every level.

Downstairs, the fully developed lower level expands your living space with additional bedrooms, a stylishly renovated bathroom, a well-appointed laundry room, and a versatile cold room. You'll also enjoy the added



bonus of a built-in bar with a sink and fridgeâ€”perfect for entertaining.

Step outside to your private backyard oasis, complete with mature treesâ€”including plum and raspberry plantsâ€”a covered patio for relaxing or gathering with friends and family, and a dedicated space ready for hot tubing. The underground sprinkler system helps maintain the beautifully landscaped yard with ease.

The home combines charm and modern comfort, with features like hardwood or hypoallergenic flooring on every level, a heated garage, built-in central vacuum in the garage, and newer eaves with gutter guards. Additional upgrades include a newer AC unit, newer windows, newer roof, and interior shutters in the main floor kitchen, new low maintenance hardie board siding.

This move-in-ready home truly has it allâ€”space, style, and an unbeatable location. Donâ€™t miss your opportunity to call this exceptional property your next home!

Built in 1962

**Essential Information**

MLS® #	A2226152
Price	\$648,800
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,046
Acres	0.16
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	4 Level Split

Status	Active
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### Community Information

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

### Amenities

Parking Spaces	2
Parking	Additional Parking, Alley Access, Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bar, Kitchen Island
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Back Yard, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Concrete, Wood Siding
Foundation	Block

### Additional Information

Date Listed	May 30th, 2025
Days on Market	18
Zoning	R-L

### Listing Details

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