



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2614 22 Avenue S
Lethbridge, Alberta

MLS # A2245059



\$459,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,222 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Forced Air
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Siding
Foundation:	Poured Concrete
Features:	Open Floorplan, See Remarks, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, AC, 2 Sheds

Welcome 2614 22 Ave South! This beautifully updated 4-bedroom, 2-bathroom bungalow nestled in one of the south side's most desirable neighbourhoods. This trendy home blends comfort and modern design with thoughtful renovations throughout. Step inside to discover brand-new flooring, a fresh coat of paint, and a completely reimagined kitchen and bathrooms featuring contemporary finishes. The spacious layout is warm and inviting, offering great flow and natural light that adds to the home's incredible ambience. Outside, enjoy a large, private yard perfect for relaxing or entertaining, with two storage sheds for added convenience. A new roof provides peace of mind for years to come. And the list of updates? It's long—nearly every surface has been touched to create a move-in-ready dream home. Whether you're a first-time buyer, growing your household, or searching for the perfect family home, this property checks all the boxes. A must-see opportunity in a fantastic south side location!