



GRASSROOTS
REALTY GROUP

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2302 14 Avenue S
Lethbridge, Alberta

MLS # A2258771



\$639,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,033 sq.ft.	Age:	1962 (63 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air
Floors:	Hardwood, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Bar, Sump Pump(s)

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

Inclusions: Fridge, Gas Stove, Built-In Oven, Microwave, Dishwasher, Washer, Dryer, Central A/C, Window Coverings, Fridge & Microwave (in basement), Central Vac & Attachments, Vacuum in Garage

Welcome to 2302 14 Avenue S in Lethbridge — 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, you'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, kids' 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.