



**2306 15 Avenue S  
Lethbridge, Alberta**

**MLS # A2288487**



**\$425,000**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	966 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

**Heating:** Forced Air

**Floors:** Hardwood, Linoleum, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Mixed

**Foundation:** Poured Concrete

**Features:** Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** Blinds

Located in a prime southside neighbourhood, this immaculate bungalow offers exceptional value with thoughtful updates throughout. Featuring 5 bedrooms and 2 full bathrooms, this home provides flexible space for families, guests, or a home office setup. The main floor showcases a beautifully updated kitchen and renovated bathroom, along with newer windows and doors that enhance both comfort and efficiency. Major updates include a new roof (2017), new central A/C(2024), and a new high-quality, low-maintenance fence. The spacious backyard offers plenty of room to entertain, garden, or simply relax in your own private setting, with convenient alley access at the rear. Car enthusiasts, hobbyists, or anyone needing extra power will appreciate the insulated double detached garage with 240V service &mdash; perfect for tools, projects, or EV charging potential. With excellent storage, modern updates, and pride of ownership throughout, this move-in-ready home checks all the boxes. Don&rsquo;t wait &mdash; opportunities like this don&rsquo;t last long.