



**2510 14 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2143901**



**\$459,000**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,084 sq.ft.	<b>Age:</b>	1960 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Attached Carport, Double Garage Detached, Heated Garage, S		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** 2 x refrigerators, 2 x oven/stove, 1 dishwasher upstairs, 2 x microwaves, washer/dryer. Window coverings and blinds included. Garage controls included.

Welcome to 2510 14 Ave South, located in the desirable Agnes Davidson area just off Mayor Magrath Drive South. This prime location offers easy access to numerous amenities and is within walking distance of golf courses, schools, and shopping centers. The property features 3 bedrooms and 1 bathroom on the main floor, along with a 1-bedroom, 1-bathroom legal suite downstairs. A double-heated garage with alley access and an attached single garage provide ample parking and storage, making it perfect for families or investors seeking a generous rental income. Recent updates include new flooring, carpet, and windows, blending classic charm with modern comfort. Do not wait as this will not be on the market long, contact your favorite Realtor today to set up your private showing!