



1803 22 Street S
Lethbridge, Alberta

MLS # A2158371



\$430,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,190 sq.ft.	Age:	1959 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Fridge (Upstairs), Fridge (Downstairs), Stove, Dishwasher, Hood fan, A/C Unit, Washer, Dryer, Window Coverings, Shower Curtains, Garage Door Opener + remote

Welcome to a home where timeless design meets modern convenience, creating the ideal setting for making lasting family memories. This beautiful residence combines classic charm with contemporary touches, featuring vaulted ceilings and open-concept living spaces that invite light and warmth into every room. The spacious bedrooms provide ample comfort, while the fully finished basement offers additional rooms and communal areas, perfect for family activities or guest accommodations. The location is unbeatable, just a short stroll from Agnes Davidson School, the Sugar Bowl, the Movie Mill, and various restaurants and shops—there’s always something new to explore right around the corner. Step outside to a generous backyard oasis, complete with a tree-house for the kids and a thriving raspberry patch, perfect for summer afternoons spent outdoors. The yard is easy to maintain thanks to an underground programmable sprinkler system, ensuring your lawn stays lush and green with minimal effort. This home has been thoughtfully upgraded with sustainability and longevity in mind, including the installation of solar panels, comprehensive basement waterproofing with two sump pumps, and a new roof added in 2020. The furnace and central air conditioning systems have also been recently updated, ensuring year-round comfort. Parking is a breeze with an attached garage and an additional parking pad at the rear, large enough to accommodate a recreational vehicle. Don’t miss the chance to own this inviting Agnes Davidson home, where every detail has been carefully considered to offer a perfect blend of comfort, convenience, and modern living.