

# \$339,900 - 2639 22 Avenue S, Lethbridge

MLS® #A2217659

**\$339,900**

4 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.13 Acres

Agnes Davidson, Lethbridge, Alberta

BE FIRST IN LINE! This is a fine address to come home to. Extremely well-located southside bungalow with loads of potential! Just two blocks from Agnes Davidson School, and within short walking distance to playgrounds, coulees, restaurants, shopping and groceries. A total of 4 bedrooms, 2 bathrooms, vaulted open beam living room, single detached garage, mature yard and covered patio for summer relaxing.

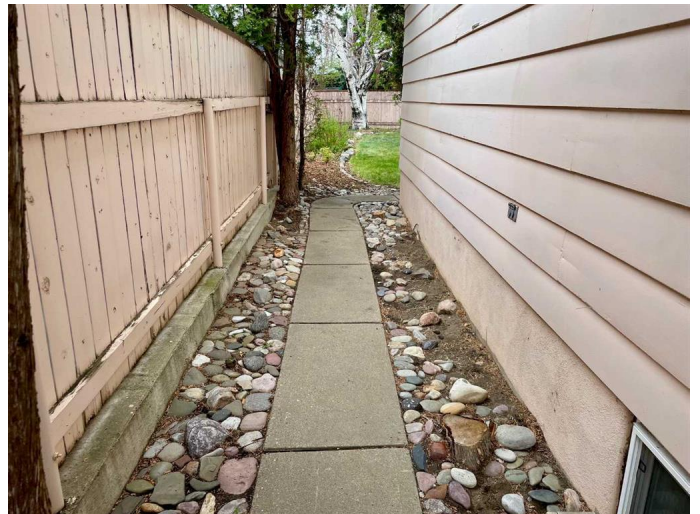
Built in 1962

## Essential Information

MLS® #	A2217659
Price	\$339,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.13
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	2639 22 Avenue S
Subdivision	Agnes Davidson



City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 1J8

### **Amenities**

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Beamed Ceilings, Vaulted Ceiling(s)
Appliances	Dryer, Freezer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Standard Shaped Lot, Wooded
Roof	Tar/Gravel
Construction	Brick, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 5th, 2025
Days on Market	1
Zoning	R-L

### **Listing Details**

Listing Office	SUTTON GROUP - LETHBRIDGE
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