

\$450,000 - 2305 23 Avenue S, Lethbridge

MLS® #A2234087

\$450,000

4 Bedroom, 3.00 Bathroom, 1,158 sqft
Residential on 0.15 Acres

Agnes Davidson, Lethbridge, Alberta

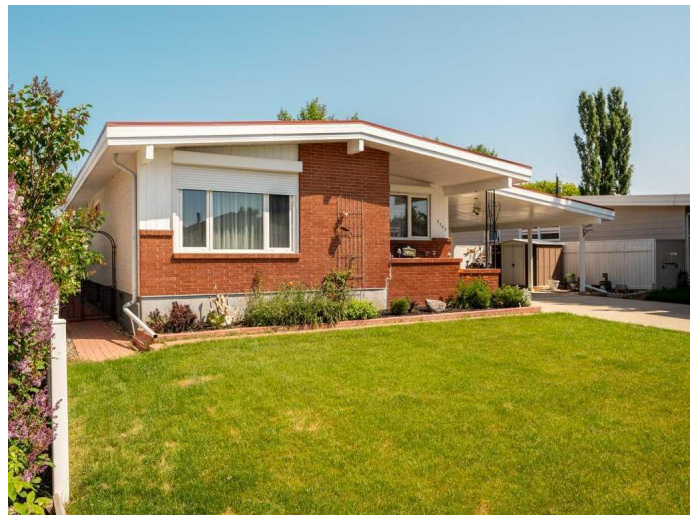
Located in the heart of Lethbridge's desirable Southside, this charming brick bungalow is move-in ready and packed with charm. With over 2,200 sq ft of finished living space, a double garage, and a beautifully maintained lot, this home is ideal for families, down-sizers, or anyone looking to settle into a quiet, mature neighbourhood.

Step inside to discover a spacious and sun-filled living room, framed by large front windows that flood the space with natural light. The main floor features three generously sized bedrooms, including a primary suite with a 2-piece ensuite, plus a stylishly updated main 4-piece bathroom with modern finishes and tile accents.

The eat-in kitchen offers timeless maple cabinetry, plenty of counter space, and a cozy breakfast bar for casual meals. The nicely appointed dining space features a large front window, and space for the whole family.

Downstairs, you'll find a massive rec room, fourth bedroom, updated 3-piece bath, and tons of storage, including a large utility room, two dedicated storage areas (one featuring laundry hook-ups), and a cold room. There's space here for a home gym, games room, hobby zone, or even a future suite setup.

Outside, enjoy a private fenced yard, brick



patio, and oversized double garage with an attached carport plus extra off-street parking. Mature landscaping, alley access, and a quiet tree-lined street make this a must see home in an amazing location in Lethbridge.

Built in 1967

Essential Information

MLS® #	A2234087
Price	\$450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,158
Acres	0.15
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2305 23 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K1K8

Amenities

Parking Spaces	4
Parking	Attached Carport, Double Garage Attached, Parking Pad
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Range Hood, Refrigerator,

	Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Mixed, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2025
Days on Market	5
Zoning	R-L

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.