

**2115 15 Avenue S
Lethbridge, Alberta**

MLS # A2235902



\$400,000

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|------------------|--|---------------|-------------------|
| Division: | Agnes Davidson | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 960 sq.ft. | Age: | 1958 (67 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Attached Carport, Double Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped | | |

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|--------------------|---------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, window coverings, garage heater

Welcome to 2115 15 Avenue S, a well-kept home tucked away on a quiet, tree-lined street in Lethbridge's sought-after South Side. The main floor offers two comfortable bedrooms, a full 4-piece bathroom, a bright and spacious living room, and a practical eat-in kitchen that's ready for everyday living. Downstairs, the fully finished basement adds valuable space with a generous family room, an additional bedroom, another full bathroom, and a wet bar—ideal for entertaining or setting up a cozy retreat. Outside, you'll find a 26' x 20' detached garage in the backyard alongside additional RV or off-street parking and a convenient front carport, giving you plenty of parking and storage options. Just steps from Agnes Davidson School and close to major shopping and amenities, this home blends quiet location with everyday convenience—an easy fit for families, first-time buyers, or anyone looking for a dependable space to call home. Two year old furnace and central AC, and the entire main floor was completely repainted. Ask your real estate agent about the suite in the basement prior to 2007.