

# \$400,000 - 2115 15 Avenue S, Lethbridge

MLS® #A2235902

## \$400,000

3 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 0.14 Acres

Agnes Davidson, Lethbridge, Alberta

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.

Built in 1958

## Essential Information

MLS® # A2235902

Price \$400,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	960
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2115 15 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0X4

### Amenities

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

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	See Remarks
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	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 30th, 2025
Days on Market	22
Zoning	R-L

## **Listing Details**

Listing Office	Lethbridge Real Estate.com
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.