

# \$465,000 - 2013 23 Avenue S, Lethbridge

MLS® #A2244682

**\$465,000**

5 Bedroom, 3.00 Bathroom, 1,218 sqft  
Residential on 0.17 Acres

Agnes Davidson, Lethbridge, Alberta

Tucked away on a quiet cul-de-sac, this 1960s bungalow is steps from the Sugar Bowl, Agnes Davidson School, Lethbridge Polytechnic, and the VisitLethbridge.com Arena (formerly the Enmax Centre). After a Hurricanes game, youâ€™ll be warm at home before most fans even leave the parking lot.

Sitting on a large pie-shaped lot with mature trees and a private backyard, this 5-bedroom, 2.5-bathroom home has great bones and plenty of potential. The main floor offers three bedrooms, a bathroom and the primary even has a 2 piece ensuite. The kitchen and dining area open to the backyard deck through French doors. Perfect for summer BBQs and indoor-outdoor living.

The basement features two oversized bedrooms, a massive family room with a wet bar, and a convenient side entrance that opens up possibilities for multigenerational living or future suite potential.

Updates include central A/C (2024) and a roof replacement (2014), giving you peace of mind while you make the space your own. All of this in a dynamite location close to major arteries for quick access across the city, yet peaceful enough to feel tucked away.

Built in 1969

## Essential Information



MLS® #	A2244682
Price	\$465,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,218
Acres	0.17
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2013 23 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 1J4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Garage Faces Rear
# of Garages	2

### **Interior**

Interior Features	Laminate Counters, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Pie Shaped Lot

Roof	Flat Torch Membrane
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 31st, 2025
Days on Market	1
Zoning	R-L

### **Listing Details**

Listing Office	REAL BROKER
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