

# \$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	19
Zoning	R-L

### **Listing Details**

Listing Office	REAL BROKER
----------------	-------------

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.