



**GRASSROOTS**  
REALTY GROUP

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1918 21 Avenue S  
Lethbridge, Alberta

MLS # A2218290



**\$579,900**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,359 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Garden, Irregular Lot, Landscaped, Lawn, Pie		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage		

**Inclusions:** Fridge, stove, OTR microwave, dishwasher, washer, dryer, all window coverings.

This renovated bungalow is centrally located on the Southside, a short walk away from the Sugar Bowl and Agnes Davidson Elementary. Upstairs features a spacious living room, kitchen, and dining area filled with natural light. The living room has access to the south-facing sunroom and landscaped backyard, where you can enjoy the private back deck. Upstairs, you will also find a total of three bedrooms and two bathrooms. The primary bedroom features a two-piece ensuite and views of the oversized yard. The basement features an additional two bedrooms, a family room, a three-piece bath, a full laundry room and lots of extra storage. The attached garage is fully finished and heated, keeping the frost and snow off a vehicle. The lot is almost 10,000 sq/ft with a big landscaped backyard full of trees and garden boxes. The front yard is complete with U/G sprinklers. This house is a must-see if you want a great home with a fantastic location.