



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

321 24 Street S
Lethbridge, Alberta

MLS # A2224501

\$490,000



Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,041 sq.ft.	Age:	1953 (72 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Storage		

Inclusions: 2 x Refrigerator, 2 x Electric Range, Dishwasher, Range Hood, Washer and Dryer, All window coverings, including curtains, rods and blinds, Heater in Garage, Shed, 2 ceiling Fans

Discover this exceptional LEGAL SUITED property nestled on a beautiful tree-lined street in the desirable Glendale community, conveniently located close to downtown. This home offers a fantastic opportunity for both investors and homeowners. The main floor features an inviting space with an oversized living room and a large window looking out at the trees in the front yard. This level includes 2 bedrooms and 1 full bath, providing comfort and convenience for you and your family, complete with refinished hardwood floors. Downstairs, the legal suite has a separate entrance, along with a communal laundry area and storage. The lower level boasts another 2 bedrooms and 1 full bath, perfect for generating rental income or accommodating guests. Talk to your mortgage agent today to find out how you can use the income generated from this legal basement suite to qualify for a higher mortgage. This home has been well maintained and is in excellent condition, with great curb appeal from its cultured stone exterior. The property is fully fenced and beautifully landscaped, featuring a patio area, and it comes with a moveable 10'x10' shed for additional storage. There is also an oversized double-car garage that is insulated, equipped with a heater, and has OSB-boarded walls, offering ample space for vehicles and projects. Additionally, two off-street parking spots at the rear of the home are perfect for the legal suite tenants. Recent updates to the home include a new refrigerator in 2025, an updated control board panel on the furnace in 2024, and 50-year shingles installed in 2021 on both the house and garage, complete with a transferable warranty for the new owner. The home also features energy-efficient windows and doors that enhance comfort and reduce utility costs, as well as 100 amp electrical service with a 40 amp sub panel. There is a shared,

spacious, and open laundry room conveniently located at the bottom of the stairs. Don't miss out on this fantastic opportunity! Schedule your showing with your Realtor® on Wednesdays or Saturdays. Homes like these don't last long!