



**GRASSROOTS**  
REALTY GROUP

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**1611 24 Street S**  
**Lethbridge, Alberta**

**MLS # A2239618**



**\$575,000**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,644 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Mixed
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, central A/C, all window coverings including blinds, garage door opener + 2 remotes, shed, all ceiling fans, fire pit, solar panel system, water softener, fridge in basement

This beautifully maintained home in a sought-after South Lethbridge neighborhood offers five spacious bedrooms and two bathrooms, perfectly suited for families or anyone looking for space and style. Enjoy comfort and convenience with included appliances such as two fridges, stove, dishwasher, microwave, washer, dryer, and central air conditioning. The formal living room creates a welcoming focal point, complete with a cozy wood-burning fireplace that adds warmth and character, while the backyard fire pit sets the scene for relaxed evening gatherings. Recent upgrades shine throughout the property, including hot water on demand, underground sprinklers, fresh exterior paint, upgraded eaves troughs, and new shingles installed two years ago with a approximate 30-year lifespan. The garage door opener—with two remotes—was replaced two years ago for added peace of mind. With additional features included like window coverings, blinds, multiple ceiling fans, dual furnaces, water softener and a solar energy system for significant energy savings, this move-in ready gem blends practicality with polish in a welcoming community near parks, schools, and amenities