



GRASSROOTS
REALTY GROUP

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410 24 Street S
Lethbridge, Alberta

MLS # A2240885



\$349,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	925 sq.ft.	Age:	1952 (73 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Other	Sewer:	Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Electricity
Features:	Quartz Counters		

Inclusions: NA

Large open lot and yard. This home has a beautifully updated main floor with a gorgeous kitchen! Its close to all schools, shopping, restaurants, recreation including golf, baseball parks and Henderson pool. Newer bathroom, all fixtures plumbing and lighting. Recent upgraded 100 amp service with panel and some wiring light fixture updates and LED bulbs thru-out. Roof shingles only a few years old. Floor covering consists of Vinyl tile in the kitchen and bath with refinished original hardwoods in the rest. The HE 50 gal HWT with HE furnace in ready for ease on the utility expense. The home features newer windows and vinyl siding which makes outside maintenance easy.