



GRASSROOTS
REALTY GROUP

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

**1915 18 Avenue S
Lethbridge, Alberta**

MLS # A2243423



\$379,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	864 sq.ft.	Age:	1959 (66 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Driveway, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar		

Inclusions: Fridge, stove, dishwasher, washer, dryer, central AC, garage heater

Located in a quiet cul-de-sac just a short stroll to the sugar bowl and Agnes Davidson School, this well cared-for bungalow is a must see! The main level features a large living room, dining area and kitchen, two good sized bedrooms and a full bath. The lower level has a large family room, a flex area, office area and a large utility room. Outside is a great outdoor living area with a large deck with built in hot tub, a lower patio area, and a great 24 x 24 garage that is finished and heated. This home has been well cared-for and has recent improvements including: furnace (2022), new AC (2023), new garage shingles (2023) and a new stove last year.