



**GRASSROOTS**  
REALTY GROUP

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1113 24 Street S  
Lethbridge, Alberta

MLS # A2243934



**\$425,000**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,166 sq.ft.	<b>Age:</b>	1954 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Lawn, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** Attached Shelving in Garage

This South Lethbridge bungalow home is beautifully maintained and updated! With four bedrooms, two bathrooms, a single attached garage, underground sprinklers, and new windows, this home is ready for you and your family to move in and enjoy! Step inside and you'll find built-in shelving along a small hallway leading to the living room. A huge front window looks out over the front deck which wraps around the home to a side porch and seating area. Further in, the kitchen is warm and welcoming with tons of counter space and a two-tiered breakfast bar. Down the hall, two bedrooms with closet space surround a full four-piece bath, creating a smart layout perfect for busy families. Downstairs, a convenient laundry room with shelving, two more bedrooms, and another full bath can be found next to a large rec room where you can set up the home theatre of games room of your dreams. Mature trees, a, attached garage and carport, charming seating areas, and underground sprinklers make the side yards into restful retreats, ideal for entertaining friends during the warmer months. If a bungalow home in great condition sounds like the place for you, give your REALTOR® a call and book a showing today!