



GRASSROOTS
REALTY GROUP

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1130 24 Street S
Lethbridge, Alberta

MLS # A2244482



\$575,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,606 sq.ft.	Age:	1954 (71 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Detached, Garage Faces Rear, Heated G		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, See Remarks, Storage		

Inclusions: N/A

This South Lethbridge bungalow home features tons of curb appeal, a double detached garage, well-maintained outdoor areas, and a charming interior with four bedrooms and three bathrooms providing plenty of space to spread out and relax. Over the front porch and through the foyer, a hallway leads to the living room where a cozy fireplace and tons of seating area make the perfect spot to host friends and family. The dining room offers outdoor access and connects to the kitchen which features plenty of counter and cupboard space. Two bedrooms surround a full four-piece bath, while the primary bedroom boasts a three-piece ensuite bath creating a restful atmosphere. At the back of the home, a home office and mudroom lead out to a beautiful covered patio with flowerbeds and a trellis nearby. A heated double detached garage faces the rear of the property so you can keep cars and tools in top condition. Downstairs, another home office would make an excellent craft room or play space for the kids. A bedroom, three-piece bathroom, and large laundry room make a great layout for hosting guests, while a large family room with another fireplace offers a comfortable space to spend quality time with the whole family. If a well-maintained bungalow property in a quiet neighborhood sounds like the perfect place for you, give your REALTOR® a call and book a showing today!