



**GRASSROOTS**  
REALTY GROUP

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1910 24 Avenue N  
Lethbridge, Alberta

MLS # A2250075



**\$425,000**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,118 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island		

**Inclusions:** Gas BBQ, Underground sprinklers, Water Softener

Situated in a quiet neighborhood yet close to all amenities, this home offers the ideal balance of comfort and convenience. With five bedrooms and two and a half bathrooms, you'll find over 1,100 sq. ft. on the main level plus nearly 1,000 sq. ft. of additional space downstairs. Upgrades include a newer furnace, hot water tank, windows, doors, siding, and added insulation that help keep monthly utilities low, even for a large household. Extra features such as central air, a water softener, built-in vacuum, and underground sprinklers add everyday ease. Outdoors, the property shines with a maintenance-free deck featuring a gas BBQ hookup, a large garden area, and a fenced yard with RV parking and access from two alleys. The oversized detached garage and four-car driveway with two-way access provide excellent space for vehicles, storage, or projects. Walking distance to three schools, the swimming pool, ice arena, shopping, and a park just a block away, this home combines thoughtful upgrades with an unbeatable location for families of all sizes.