



GRASSROOTS
REALTY GROUP

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1910 24 Avenue N
Lethbridge, Alberta

MLS # A2250075



\$449,900

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

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

Inclusions: Gas BBQ, Underground sprinklers, Water Softener

Situated in a quiet, safe 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 developed living space in the basement. Upgrades include a newer furnace, hot water tank, windows, doors, siding, and added insulation that helps 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.