



GRASSROOTS
REALTY GROUP

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1911 24 Avenue N
Lethbridge, Alberta

MLS # A2268497



\$489,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,224 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Beamed Ceilings, Central Vacuum, High Ceilings, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: fridge, stove, dishwasher, washer, dryer, hot tub, garage shelf

Welcome to your new home! This stunning 4-level split offers the perfect blend of comfort, style, and functionality — located on a spacious corner lot in one of North Lethbridge's most family-friendly neighbourhoods. Featuring 4 bedrooms and 2.5 bathrooms, this home is designed for family living. Step inside and be greeted by vaulted ceilings and a bright layout that flows seamlessly through the main level. The spacious kitchen offers plenty of counter space and storage, with tons of room for family meals and entertaining. The lower levels provide generous living areas, ideal for family gatherings or movie nights, while still offering plenty of storage and flexibility. Enjoy year-round comfort with central air conditioning, and relax in your private backyard complete with a hot tub and the convenience of underground sprinklers. Car enthusiasts and hobbyists will love the 32' x 28' heated garage featuring both 8 ft and 10 ft overhead doors — perfect for trucks, toys, or a workshop setup. With its great curb appeal, large lot, and proximity to parks, schools, and shopping, this home truly has it all. Don't miss your chance to own this North Lethbridge gem — it's the perfect place to put down roots and make lasting memories.