



GRASSROOTS
REALTY GROUP

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**2220 Mayor Magrath Drive S
Lethbridge, Alberta**

MLS # A2272615



\$460,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,302 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: Fridge, stove, microwave hood fan, dishwasher, central air conditioner, central vacuum + attachments, water softener, wine fridge

A spacious bungalow in central location with a new roof in 2021 - this 4 bed + office, 1.5 bath home offers young families a great place to start in their home ownership journey! With a welcoming main floor, carport + garage, well sized yard and incredible access to amenities there's not much left to be desired! Spanning over 1,200 sq/ft, the main floor is warm and inviting with an open concept layout for entertaining, a quartz adorned kitchen, gas stove and a bonus beverage fridge in your island. There's a main floor office, ideal for those who work from home. 4 piece bathroom, 2 bedrooms and 2 piece ensuite! The basement offers plentiful storage space, 2 more bedrooms and a rec room that can easily fit all the activities! The landscaped yard has alley access, enjoys west-facing sunny afternoons and there's a deck plus a patio to boot!