



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!