



2209 26 Street S
Lethbridge, Alberta

MLS # A2290774



\$535,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,457 sq.ft.	Age:	1968 (58 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, See Remarks, Underground Sprinklers		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Jetted Tub, No Smoking Home, See Remarks, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Central A/C, UG Sprinklers, Washer, Dryer, Central Vacuum and All Attachments, All Blinds and Window Coverings, Garage Furnace (As Is), Garage Door Opener and Remote

Welcome to this well-located bungalow offering comfortable living with excellent access to some of Lethbridge's most convenient amenities. The main level features three bedrooms, including a primary bedroom with its own 4-piece ensuite, along with an additional 3-piece bathroom. The bright and functional layout provides plenty of space for everyday living. The basement offers even more room to spread out, hosting a generously sized recreation room, an additional bedroom (window not egress), and a 3-piece bathroom — ideal for guests, hobbies, or extra living space. Outside, you'll find a detached heated garage measuring 23'5" x 23'7", providing ample room for vehicles, storage, or a workshop. Situated in a convenient location with quick access to Scenic Drive, this home is close to parks, schools, Lethbridge College, the VisitLethbridge.com Arena, and the many shopping, dining, and service amenities along Mayor Magrath Drive.