



**2406 18 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2144629**



**\$499,800**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,986 sq.ft.	<b>Age:</b>	1962 (62 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Carport, Double Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Skylight(s)		

**Inclusions:** Central A/C, Garage door opener, Water softener, Window coverings

2406 18th Avenue South is an exceptional residence in so many ways. The home is conveniently located the heart of south Lethbridge and nicely situated in a quiet, family friendly cul-de-sac with neighbourhood amenities that include schools, greenspaces and walking paths, plenty of shopping, restaurants, sports facilities and the Lethbridge College. The Custom Designed floor plan is truly unique, appealing, and very functional when it comes to daily living or for entertaining family and guests. So much so that it has been owned by the same family since day 1! Features include an open layout that flows efficiently from room to room, vaulted ceilings, 3 fireplaces, spacious, well lit kitchen with plenty of cabinetry and counter space, a formal dining room that could be converted to a 4th above grade bedroom if required, a very private upper floor Primary bedroom suite with a large 4 pc bathroom complete with a walk-in shower and separate jetted corner tub, main floor family room that also leads to a 224 sq. ft. sunroom enclosure that looks onto a beautifully landscaped back yard complete with concrete block fencing. The basement is fully developed and offers added lounge areas, an office or den, bathroom, laundry, and plenty of storage space. Off-street Parking is no problem with the front carport, lengthy rubberized surfaced driveway, and oversized heated double garage out back that measures 33'6" and 30' deep by 28'6" wide with a ceiling on 1 side that towers at 12'8" high. There is so much here to take in so be sure to contact your Realtor to book a viewing appointment today!