



GRASSROOTS
REALTY GROUP

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1611 24 Street S
Lethbridge, Alberta

MLS # A2168494



\$614,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,644 sq.ft.	Age:	1959 (66 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Driveway, Front Drive, Garage Door Opener, On S		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Many Trees, S		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, Recessed Lighting, Storage		

Inclusions: Fridge, stove, microwave, washer, dryer, central A/C, central vac & attachments, window coverings, blinds, garage door opener + 2 remotes, shed, ceiling fan, fire pit, solar panel system, freezer, water softener.

Experience the epitome of spacious living in this distinguished bungalow located in the highly sought-after Agnes Davidson subdivision on the prestigious south side. Set on a prime corner lot, this residence seamlessly blends relaxation and entertainment, boasting a double detached garage, RV parking, a covered screened patio, and an inviting fire pit. Upon entry, you are welcomed into a warm living area featuring a charming wood-burning fireplace that beautifully frames views of the front yard. The additional family room offers versatile space, perfectly suited for a home office, media room, library, or music space. Recent enhancements elevate this property to new heights, including fresh exterior paint, a durable 35-year asphalt roof, a solar energy system for significant energy savings, updated interior paint, modern flooring, and contemporary lighting fixtures. With five well-appointed bedrooms and two full bathrooms, including a professionally designed home theatre, this residence provides ample space for a growing family. The thoughtfully crafted layout prioritizes both comfort and functionality, making it an ideal choice for discerning buyers. This exceptional property is poised to attract attention—don't miss the opportunity to make it your own. Schedule your private showing with your preferred REALTOR® today!