



1611 24 Street S
Lethbridge, Alberta

MLS # A2168494



\$639,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,644 sq.ft.	Age:	1959 (65 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, Lawn, Landscaped, 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.

This spacious south-side bungalow, located in the highly sought-after Agnes Davidson subdivision, offers a prime corner lot and is sure to impress. With a double detached garage, RV parking, covered screened patio, and a cozy fire pit, this home is perfect for both relaxing and entertaining. From the moment you step through the front door, you'll feel at home. The living room, featuring a wood-burning fireplace, overlooks the front yard, creating a warm and inviting atmosphere. A second family room offers versatile space that can be used as a home office, media room, library, or music room. In recent years, the home has undergone numerous updates, including exterior paint, a 35-year asphalt roof, a solar energy system for low energy consumption, interior paint, new flooring, updated lighting, and more. With 5 bedrooms, 2 full bathrooms, and a professionally designed home theatre, there's plenty of space for a growing family. The layout is designed to maximize comfort and functionality, ensuring it will meet your family's needs for years to come. This home won't be on the market for long—schedule your showing today!