



**1611 24 Street S**  
**Lethbridge, Alberta**

**MLS # A2168494**



**\$624,900**

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

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.

Discover this spacious bungalow on the sought-after south side, nestled in the desirable Agnes Davidson subdivision. Situated on a prime corner lot, this home is designed for both relaxation and entertainment, featuring a double detached garage, RV parking, a covered screened patio, and a cozy fire pit. As you enter, you'll immediately feel at home in the welcoming living room, complete with a wood-burning fireplace that overlooks the front yard. The additional family room offers flexible space, ideal for use as a home office, media room, library, or music room. Recent upgrades enhance the property, including fresh exterior paint, a durable 35-year asphalt roof, a solar energy system for reduced energy costs, new interior paint, updated flooring, modern lighting, and more. With 5 bedrooms and 2 full bathrooms, including a professionally designed home theatre, there's ample room for a growing family. The thoughtful layout prioritizes comfort and functionality, making it a perfect fit for your family's needs. Don't wait; this gem won't last long on the market! Schedule your showing with your favorite Realtor today!