



**2502 22 Avenue S  
Lethbridge, Alberta**

**MLS # A2174866**



**\$425,000**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,183 sq.ft.	<b>Age:</b>	1965 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Street Lighting, Unc		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Central Vacuum, No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** Fridge, Range top, Oven, Dishwasher, Washer, Dryer, Window coverings, underground sprinklers, Garage door opener and controls, Central Vac and attachments

Are you looking for a great family home in a fabulous neighborhood? Well you just found it!. This home has been meticulously kept over the years and has seen significant upgrades. This home boasts a great layout including; 4 bedrooms, 3 baths including a 2 pc en-suite, vinyl windows, leaf filters, gas fireplace, newer doors, a fully developed basement, central A/C, central vac, 25' x 24' double car garage (with 60 AMP Panel) and is attached to a 12' x 24' covered patio, large 58' x 130' lot with a great landscaped yard and newer fence. This home is conveniently located very close to Ecole Agnes Davidson School, the VisitLethbridge Arena, Costco, Restaurants, Shopping and so much more. It's not every day a home like this comes up for sale, so call your favorite REALTOR®; and come see this great home today.