



**2618 23 Avenue S
Lethbridge, Alberta**

MLS # A2179197



\$429,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,013 sq.ft.	Age:	1969 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Multiple Driveways, Rear Drive, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Here's your chance at a rare fully renovated bungalow in Agnes Davidson! This turn key home is situated on a quiet street in south Lethbridge; central to all of the amenities you could want and only a block away from VisitLethbridge.com Arena. The brand new renovations to this home are extensive; including a custom kitchen with ample storage by Prima Cabinetry, all new flooring by Hamilton Floors, a new bathroom upstairs, new roof on the house and garage, upgraded windows, light fixtures, new paint and trim throughout. Enjoy using brand new kitchen appliances as well. This warm home is perfect for a family needing the crucial 3 bedroom set up on the main floor, while still benefitting from plenty of space on the rest of the main floor for gatherings and hosting. The kids can also enjoy playing in the large and comfortable basement rec room that stretches 34 feet long. You will appreciate the abundance of parking here, which includes a super-single detached garage, RV space and driveway space for two. Don't pass up this opportunity to enjoy a fully renovated home at an affordable price in a wonderful sought after neighbourhood!