



**2643 22 Avenue S
Lethbridge, Alberta**

MLS # A2190280



\$449,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,629 sq.ft.	Age:	1963 (62 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate, Linoleum

Sewer: -

Roof: Membrane

Condo Fee: -

Basement: Finished, Partial

LLD: -

Exterior: Mixed

Zoning: R-L

Foundation: Poured Concrete

Utilities: -

Features: Pantry, Vaulted Ceiling(s)

Inclusions: Fridge, stove, microwave, dishwasher, washer, dryer, window coverings, TV and wall mounts, A/C, alarm system, garage door opener and one remote.

Welcome to this stunning 1629 sq ft bungalow, offering a perfect blend of space and modern amenities. This home features five bedrooms and two and a half bathrooms, making it ideal for families. The vaulted ceilings and central air conditioning create a comfortable and airy atmosphere. The home boasts a newer torch down roof and newer windows, ensuring durability and energy efficiency. The large addition with a fireplace adds a cozy touch, perfect for family gatherings. The 24 x 24 garage provides ample space for parking and storage. Step outside to enjoy the huge deck and paving stone sidewalks, perfect for outdoor entertaining. The 62 ft by 112 ft lot offers plenty of space for outdoor activities. The rear basement entrance adds convenience and accessibility. Located in a great southside location, this home is in excellent condition and offers plenty of natural light throughout. Don't miss the opportunity to make this beautiful bungalow your own!. Sellers are motivated.