



537 24th Street S
Lethbridge, Alberta

MLS # A2198709



\$395,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,033 sq.ft.	Age:	1951 (74 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R_L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, hood fan, dishwasher, washer, dryer, window coverings, 2 sheds, lean-to, garage door opener & remote, patio table & chairs

This is such a cute property! You'll love the bright sunshine filled rooms! There's rich hardwood flooring & a cozy fireplace in the living room. The kitchen has newer countertops & backsplash and overlooks the pretty back yard. There are 2 spacious bedrooms on the main floor and an updated bathroom. Downstairs is a huge family room for young children to play and watch TV. There's a large bedroom with a walk in closet and again you'll appreciate all the natural lighting - big windows throughout the lower level! Like a little vintage look? Then check out the summer kitchen & laundry room! There's lots of storage throughout these rooms and everything is finished in the laundry room! - no ugly walls and ceiling - it's a cheery room you will enjoy folding laundry! Entertain your friends in the covered patio room outside - it's got power too - so set up the TV, add a fridge and entertain! Need a little something from the kitchen - there's a secret passage way to have it passed to you! The exterior wall panels can also be removed leaving the screened in windows. The yard is wonderfully landscaped too with an apple tree and spaces for a little gardening. The garage features 220 wiring, heat and A/C! This property has been well loved over the years and is ready for you to move into!