



**1024 21 Street S**  
**Lethbridge, Alberta**

**MLS # A2200852**



**\$415,000**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	997 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	On Street, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Separate Entrance, Sump Pump(s), Vinyl Windows		

**Inclusions:** Refrigerator, Stove, Washer/Dryer

Nestled in the highly sought-after Agnes Davidson neighborhood, this beautifully updated home offers an incredible opportunity for homeowners and investors alike. Location is everything, and this property is just steps away from the hospital, Henderson Park, and Gilbert Patterson Middle School, making it ideal for families, healthcare workers, or those seeking a vibrant and convenient lifestyle. The main floor has been completely renovated, featuring new vinyl plank flooring throughout, fresh trim, modern doors, and a stunning new kitchen with upgraded quartz countertops, a sleek tiled backsplash, and brand-new stainless steel appliances. The space is bright, stylish, and move-in ready! Adding to the convenience, a brand-new washer and dryer have been installed for exclusive use by the main floor residents, ensuring complete separation from the downstairs suite. The main bathroom is a showstopper, boasting glossy black tile, a new tub, a modern vanity, and upgraded light fixtures for a truly luxurious feel. The primary bedroom is spacious and features his-and-hers closets with stylish barn doors, adding a touch of charm. Both bedroom two and the dining area offer private deck access, providing a perfect spot to relax and enjoy the mature backyard. The basement suite (illegal) is an excellent mortgage helper, featuring two bedrooms, two full bathrooms, its own laundry setup, and a functional kitchen with a separate entrance. With ample space and privacy, it's a great option for extended family, guests, or potential rental income. Outside, the backyard offers plenty of parking, including a detached extended single-car garage and three additional parking stalls at the rear of the property.