



Anne French
Your REALTOR®
Love where you live.

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1611 24 Street S
Lethbridge, Alberta

MLS # A2168494



\$624,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,644 sq.ft.	Age:	1959 (66 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Driveway, Front Drive, Garage Door Opener, On S		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Many Trees, S		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, Recessed Lighting, Storage		

Inclusions: Fridge, stove, microwave, washer, dryer, central A/C, central vac & attachments, window coverings, blinds, garage door opener + 2 remotes, shed, ceiling fan, fire pit, solar panel system, freezer, water softener.

Discover this spacious bungalow on the sought-after south side, nestled in the desirable Agnes Davidson subdivision. Situated on a prime corner lot, this home is designed for both relaxation and entertainment, featuring a double detached garage, RV parking, a covered screened patio, and a cozy fire pit. As you enter, you'll immediately feel at home in the welcoming living room, complete with a wood-burning fireplace that overlooks the front yard. The additional family room offers flexible space, ideal for use as a home office, media room, library, or music room. Recent upgrades enhance the property, including fresh exterior paint, a durable 35-year asphalt roof, a solar energy system for reduced energy costs, new interior paint, updated flooring, modern lighting, and more. With 5 bedrooms and 2 full bathrooms, including a professionally designed home theatre, there's ample room for a growing family. The thoughtful layout prioritizes comfort and functionality, making it a perfect fit for your family's needs. Don't wait; this gem won't last long on the market! Schedule your showing with your favorite Realtor today!