

**2502 22 Avenue S
Lethbridge, Alberta**

MLS # A2174866



\$425,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,183 sq.ft.	Age:	1965 (59 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Street Lighting, Un		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, No Animal Home, No Smoking Home, See Remarks		

Inclusions: Fridge, Range top, Oven, Dishwasher, Washer, Dryer, Window coverings, underground sprinklers, Garage door opener and controls, Central Vac and attachments

Are you looking for a great family home in a fabulous neighborhood? Well you just found it!. This home has been meticulously kept over the years and has seen significant upgrades. This home boasts a great layout including; 4 bedrooms, 3 baths including a 2 pc en-suite, vinyl windows, leaf filters, gas fireplace, newer doors, a fully developed basement, central A/C, central vac, 25' x 24' double car garage (with 60 AMP Panel) and is attached to a 12' x 24' covered patio, large 58' x 130' lot with a great landscaped yard and newer fence. This home is conveniently located very close to Ecole Agnes Davidson School, the VisitLethbridge Arena, Costco, Restaurants, Shopping and so much more. It's not every day a home like this comes up for sale, so call your favorite REALTOR®; and come see this great home today.