



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1611 24 Street S
Lethbridge, Alberta

MLS # A2311699



\$569,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,643 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating: Forced Air

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge, stove, dishwasher, washer, dryer, central A/C, all window coverings including any blinds, garage door opener and 2 remotes, shed, all ceiling fans, fire pit, solar panel system, water softener, fridge in basement

This beautifully maintained home in a sought-after South Lethbridge neighborhood offers five spacious bedrooms and two bathrooms, perfectly suited for families or anyone looking for space and style. Enjoy comfort and convenience with included appliances such as two fridges, stove, dishwasher, microwave, washer, dryer, and central air conditioning. The formal living room creates a welcoming focal point, complete with a cozy wood-burning fireplace that adds warmth and character, while the backyard fire pit sets the scene for relaxed evening gatherings. Recent upgrades shine throughout the property, including hot water on demand, underground sprinklers, fresh exterior paint, upgraded eaves troughs, and new shingles installed two years ago with a approximate 30-year lifespan. The garage door opener—with two remotes—was replaced two years ago for added peace of mind. With additional features included like window coverings, blinds, multiple ceiling fans, dual furnaces, water softener and a solar energy system for significant energy savings, this move-in ready gem blends practicality with polish in a welcoming community near parks, schools, and amenities