

2618 23 Avenue S
Lethbridge, Alberta

MLS # A2179197



\$424,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,013 sq.ft.	Age:	1969 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Multiple Driveways, Rear Drive, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Treed		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: N/A

Here's your chance at a rare fully renovated bungalow in Agnes Davidson! This turn key home is situated on a quiet street in south Lethbridge; central to all of the amenities you could want, only a block away from VisitLethbridge.com Arena and just down the road from Agnes Davidson School. The brand new renovations to this home are extensive; including a custom kitchen with ample storage by Prima Cabinetry, all new flooring by Hamilton Floors, a new bathroom upstairs, new roof on the house and garage, upgraded windows, light fixtures, new paint and trim throughout. Enjoy using brand new kitchen appliances as well. This warm home is perfect for a family needing the crucial 3 bedroom set up on the main floor, while still benefitting from plenty of space on the rest of the main floor for gatherings and hosting. The kids can also enjoy playing in the large and comfortable basement rec room that stretches 34 feet long. You will appreciate the abundance of parking here, which includes a super-single detached garage for your truck, RV space and driveway space for two more. Don't pass up this opportunity to enjoy a fully renovated home at an affordable price in a wonderful sought after neighbourhood!