

**2220 Mayor Magrath Drive S  
Lethbridge, Alberta**

**MLS # A2272615**



**\$460,000**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,302 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** Fridge, stove, microwave hood fan, dishwasher, central air conditioner, central vacuum + attachments, water softener, wine fridge

A spacious bungalow in central location with a new roof in 2021 - this 4 bed + office, 1.5 bath home offers young families a great place to start in their home ownership journey! With a welcoming main floor, carport + garage, well sized yard and incredible access to amenities there's not much left to be desired! Spanning over 1,200 sq/ft, the main floor is warm and inviting with an open concept layout for entertaining, a quartz adorned kitchen, gas stove and a bonus beverage fridge in your island. There's a main floor office, ideal for those who work from home. 4 piece bathroom, 2 bedrooms and 2 piece ensuite! The basement offers plentiful storage space, 2 more bedrooms and a rec room that can easily fit all the activities! The landscaped yard has alley access, enjoys west-facing sunny afternoons and there's a deck plus a patio to boot!