

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

**MLS # A2272615**



**\$460,000**

**Division:** Agnes Davidson

**Type:** Residential/House

**Style:** Bungalow

**Size:** 1,302 sq.ft. **Age:** 1969 (57 yrs old)

**Beds:** 4 **Baths:** 1 full / 1 half

**Garage:** Double Garage Attached

**Lot Size:** 0.15 Acre

**Lot Feat:** Back Lane, Back Yard, Lawn, Standard Shaped Lot

**Heating:** Forced Air

**Water:** -

**Floors:** Laminate

**Sewer:** -

**Roof:** Tar/Gravel

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** R-L

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** 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!