



Anne French  
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Love where you live.

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2106 24 Street S  
Lethbridge, Alberta

MLS # A2303697



**\$480,000**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,238 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Attached Carport, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

(OPEN HOUSE MAY 2nd 1:00pm - 6:00pm) Welcome to 2106 24 Street S in Lethbridge—situated on a spacious 6,000+ sq ft lot backing onto green space, offering privacy and a peaceful outdoor setting. The large backyard features a mature tree providing natural shade, creating the perfect space to relax or entertain. This well-maintained home offers 1,237 sq ft above grade with a total of 5 bedrooms and 3 bathrooms. The main floor features a bright and functional layout with a living room, dining area, and kitchen, along with a convenient mudroom. You’ll find two additional bedrooms plus a primary bedroom complete with its own ensuite, as well as a full 4-piece bathroom. Ceiling fans throughout the main floor add to the home’s comfort. The finished basement provides excellent additional living space with a family room, media room, an additional bedroom, a 3-piece bathroom, laundry area, and a second kitchen—offering great flexibility for extended family. Ideally located close to schools, parks, shopping, and other everyday amenities, this home offers both convenience and lifestyle. With its generous lot size and versatile layout, it’s a great opportunity for families or investors alike.