

2106 24 Street S
Lethbridge, Alberta

MLS # A2303697



\$470,000

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

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

Inclusions: N/A

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.