

**1702 26 Street S**  
**Lethbridge, Alberta**

**MLS # A2308279**



**\$419,900**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,147 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Front Drive, Off Street, Parking		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Laminate Counters		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener and remote, snow blower, shed

Located on the desirable south side of Lethbridge close to the Movie Mill, parks, restaurants, stores, and other fantastic amenities, this beautifully maintained home offers the perfect combination of comfort, functionality, and charm! With back alley access, an oversized double detached garage, additional off-street parking beside the home that is perfect for large vehicles or RV parking, and a beautifully landscaped yard filled with mature trees, plants, and a garden area complete with large garden shed, this property offers an incredible outdoor setup that is hard to find. Inside, you'll love the bright and welcoming main floor featuring vaulted ceilings, newer cabinetry and plenty of countertop space in the kitchen with a stainless steel stove, new flooring throughout, three spacious bedrooms, and two large bathrooms with the main floor bathroom featuring a dual vanity. The home also offers a side entrance into the basement with a patio area for relaxing during the beautiful summer days. With a huge living room upstairs, spacious living room downstairs, large storage room and the added bonus of hot water on demand and central air conditioning, you won't be disappointed with the comfort this home offers! Whether you're searching for your very first home, looking to downsize, or are anywhere in between, this property offers the space, versatility, and location to fit so many different lifestyles. Don't miss your opportunity to own this fantastic southside home — call your REALTOR and book your showing today!