

**2015 24 Street S**  
**Lethbridge, Alberta**

**MLS # A2319054**



**\$555,000**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,115 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Fruit Trees/Shrub(s), Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, See Remarks		

**Inclusions:** Fridge, stove, washer, dryer, microwave, fridge & gas stove in basement

Located in one of South Lethbridge's most desirable neighbourhoods, 2015 24 St S offers 4 bedrooms, 2.5 bathrooms, and over 1,100 sq. ft. of comfortable living space. Thoughtful updates throughout make this home move-in ready while maintaining its character and charm. Mature trees provide shade and privacy, while the double attached garage and ample parking add everyday convenience. Enjoy a fantastic location just steps from the 20 Ave Greenstrip, close to shopping including the Wholesale Club, and within easy reach of the Lethbridge Polytechnic and scenic coulee walking paths. With a functional layout ideal for families, guests, or a home office, this home combines comfort, convenience, and an unbeatable location.