

**421 24 Street S**  
**Lethbridge, Alberta**

**MLS # A2325030**



**\$409,900**

|                  |                                                             |               |                   |
|------------------|-------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Glendale                                                    |               |                   |
| <b>Type:</b>     | Residential/House                                           |               |                   |
| <b>Style:</b>    | Bungalow                                                    |               |                   |
| <b>Size:</b>     | 991 sq.ft.                                                  | <b>Age:</b>   | 1951 (75 yrs old) |
| <b>Beds:</b>     | 3                                                           | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad, Single Garage Attached, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard                                        |               |                   |

|                    |                                                  |                   |     |
|--------------------|--------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                       | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Hardwood, Linoleum                               | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                             | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                         | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Smoking Home, Separate Entrance, Sump Pump(s) |                   |     |

**Inclusions:** none

Tucked onto a quiet, tree-lined street on Lethbridge's south side, this 1951-character home blends original charm with thoughtful updates &mdash; and a basement suite (illegal/non-conforming) that makes it a smart play for investors or owner-occupiers looking for a mortgage helper. The main floor offers two bedrooms, one bath, and beautiful hardwood floors. At its heart is a beautifully updated kitchen, just two years old, finished with quality upgrades and newer appliances. Double-pane aluminum clad windows run throughout the home, keeping it bright, quiet, and efficient. Downstairs, a self-contained one-bedroom suite features its own separate entrance, a full kitchen with portable dishwasher, and newer vinyl plank flooring. A common laundry space sits between the two units, as well as storage space for the basement tenant. Parking is a standout here: a single attached garage at the front serves the main floor, a single detached garage sits out back, and a triple-parking pad provides tons of off street parking. Mechanically, the home is sound too. Two furnaces provide independent heating zones for each level, &nbsp;an updated electrical panel, a backflow valve and sump pump added for preventative measure. This one is turn key- on a fantastic tree lined street in a mature neighborhood and just waiting for you!