

2206 26A Street S
Lethbridge, Alberta

MLS # A2340824



\$519,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,398 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Concrete Driveway, Covered, Double Garage Detached, Front L		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Private,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Separate Entrance, Storage		

Inclusions: Fridge, stove, dishwasher, washer/dryer, window hardware/coverings, central ac, garage door opener/remote

Tucked into a quiet cul-de-sac in the heart of the sought-after Agnes Davidson neighborhood, this meticulously maintained home offers something that is increasingly hard to find—a fantastic pie-shaped yard with room to garden, play, entertain and enjoy the outdoors. The fenced, oversized pie-shaped yard is a standout feature, offering plenty of space for kids and pets to roam, while the covered patio creates a wonderful spot to relax and enjoy the backyard. Gardeners will appreciate the outdoor space and the convenience of underground sprinklers, while the insulated storage shed provides even more room for gardening tools, toys and equipment. The heated double garage, accessed from the back alley, is another fantastic bonus. Inside, the home has a distinctive layout with plenty of space for the whole family. The main floor features a large living room and a spacious kitchen with an abundance of cabinetry, plus an eating area overlooking the covered patio and backyard. Just two steps down, the huge family room becomes a cozy gathering space with skylights, a gas stove, oak bar and bar fridge—a unique feature you simply don't find in every home. The fourth level offers another unexpected bonus: a massive games room with an entire wall of built-in cabinetry, providing exceptional storage and a great space for kids, hobbies or family entertaining. Even more storage can be found in the utility room and the crawl space beneath the third level. This home has been lovingly cared for and thoughtfully improved over the years, including updated kitchen, most windows, interior paint, patio door, covered patio, underground sprinklers, and bathroom updates. With its exceptional yard, quiet cul-de-sac location, proximity to Agnes Davidson School, and unique multi-level layout, this is much more than just another family

home—it’s a property with character, space and outdoor living that is becoming increasingly difficult to find.