

# **\$585,000 - 1611 24 Street S, Lethbridge**

MLS® #A2168494

## **\$585,000**

5 Bedroom, 2.00 Bathroom, 1,644 sqft  
Residential on 0.17 Acres

Agnes Davidson, Lethbridge, Alberta

Experience the epitome of spacious living in this distinguished bungalow located in the highly sought-after Agnes Davidson subdivision on the prestigious south side. Set on a prime corner lot, this residence seamlessly blends relaxation and entertainment, boasting a double detached garage, RV parking, a covered screened patio, and an inviting fire pit.

Upon entry, you are welcomed into a warm living area featuring a charming wood-burning fireplace that beautifully frames views of the front yard. The additional family room offers versatile space, perfectly suited for a home office, media room, library, or music space.

Recent enhancements elevate this property to new heights, including fresh exterior paint, a durable 35-year asphalt roof, a solar energy system for significant energy savings, updated interior paint, modern flooring, and contemporary lighting fixtures. With five well-appointed bedrooms and two full bathrooms, including a professionally designed home theatre, this residence provides ample space for a growing family.

The thoughtfully crafted layout prioritizes both comfort and functionality, making it an ideal choice for discerning buyers. This exceptional property is poised to attract attention—don't miss the opportunity to make it your own. Schedule your private



showing with your preferred REALTOR®  
today!

Built in 1959

### Essential Information

MLS® #	A2168494
Price	\$585,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,644
Acres	0.17
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1611 24 Street S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 2M2

### Amenities

Parking Spaces	4
Parking	Garage Door Opener, Double Garage Detached, Driveway, Front Drive, On Street
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Open Floorplan, Recessed Lighting, Storage
Appliances	Garage Control(s), Refrigerator, Window Coverings, Central Air Conditioner, Dryer, Microwave, Stove(s), Washer, Water Softener
Heating	Forced Air, Fireplace(s)

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard, Lighting, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Corner Lot, Level, Many Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	September 25th, 2024
Days on Market	251
Zoning	R-L

## Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.