

**410 24 Street S  
Lethbridge, Alberta**

**MLS # A2240885**



# \$349,000

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Glendale                        |               |                   |
| <b>Type:</b>     | Residential/House               |               |                   |
| <b>Style:</b>    | Bungalow                        |               |                   |
| <b>Size:</b>     | 925 sq.ft.                      | <b>Age:</b>   | 1952 (73 yrs old) |
| <b>Beds:</b>     | 2                               | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Driveway, Off Street            |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                       |               |                   |
| <b>Lot Feat:</b> | Landscaped, Standard Shaped Lot |               |                   |

|                    |                                 |                   |             |
|--------------------|---------------------------------|-------------------|-------------|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | Public      |
| <b>Floors:</b>     | Hardwood, Other                 | <b>Sewer:</b>     | Sewer       |
| <b>Roof:</b>       | Asphalt                         | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Full, Partially Finished        | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | Other, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-L         |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | Electricity |
| <b>Features:</b>   | Quartz Counters                 |                   |             |

**Inclusions:** NA

Large open lot and yard. This home has a beautifully updated main floor with a gorgeous kitchen! Its close to all schools, shopping, restaurants, recreation including golf, baseball parks and Henderson pool. Newer bathroom, all fixtures plumbing and lighting. Recent upgraded 100 amp service with panel and some wiring light fixture updates and LED bulbs thru-out. Roof shingles only a few years old. Floor covering consists of Vinyl tile in the kitchen and bath with refinished original hardwoods in the rest. The HE 50 gal HWT with HE furnace in ready for ease on the utility expense. The home features newer windows and vinyl siding which makes outside maintenance easy.