

# **\$425,000 - 1517 24 Street S, Lethbridge**

MLS® #A2154872

**\$425,000**

4 Bedroom, 3.00 Bathroom, 1,599 sqft

Residential on 0.16 Acres

Agnes Davidson, Lethbridge, Alberta

Welcome Home to this beautifully crafted mid century designed bungalow in one of Lethbridge's popular neighbourhoods of Agnes Davidson, close to schools, parks, shopping, and other amenities. This home features timeless finishings of yellow brick exterior and hardwood floors on the interior. Some updates have been done over the years to make the home more modern. A super single garage was added about 8 years ago off the back alley that is insulated and has OSB plywood interior so you can hang anything anywhere! Home also has a carport that faces 16th Avenue S. with room for 1 car in the carport and 2 more on the driveway. Inside, you'll find a welcoming entry and a sprawling bungalow that has throwback design elements. Front living room is large and has windows across the back that let in so much natural light. A decorative fireplace is surrounded by stone from floor to ceiling. The hallway leads to a formal dining room and kitchen that have been upgraded with newer flooring. Kitchen has plenty of cupboards and all your standard appliances. Beyond the kitchen kitchen is a comfortable family room with wood walls and ceiling. Lots of windows let in plenty of light, and there is a door to the backyard patio and carport area. Main floor also features main hallway with 3 bedrooms, including primary with 2 piece ensuite bathroom. There is also another bathroom on the main with jet tub. Basement is fully developed with a summer kitchen, storage room, 4th bedroom(currently



being used as a craft room), large rec room with wood burning fireplace, 3 piece bathroom with walk-in shower, & laundry/utility room. Home is heated with baseboard heat from the boiler and there are some hot water lines that are under the kitchen and dining room for added comfort. Backyard has a patio, garden, and good size yard. Entrance to garage(backing alley) and carport also accessed from backyard. Corner lot on 110x60 lot.

Built in 1963

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2154872    |
| Price          | \$425,000   |
| Sold Price     | \$415,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,599       |
| Acres          | 0.16        |
| Year Built     | 1963        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 1517 24 Street S |
| Subdivision | Agnes Davidson   |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K 2L9          |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|         |                                                                                                                                |
|---------|--------------------------------------------------------------------------------------------------------------------------------|
| Parking | 220 Volt Wiring, Attached Carport, Concrete Driveway, Garage Door Opener, Garage Faces Rear, Insulated, Single Garage Detached |
|---------|--------------------------------------------------------------------------------------------------------------------------------|

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Jetted Tub, No Animal Home, No Smoking Home, Separate Entrance     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Boiler, In Floor, Natural Gas                                           |
| Cooling           | None                                                                               |
| Fireplace         | Yes                                                                                |
| # of Fireplaces   | 1                                                                                  |
| Fireplaces        | Basement, Family Room, Wood Burning                                                |
| Has Basement      | Yes                                                                                |
| Basement          | Finished, Full                                                                     |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Garden                                                                    |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Garden, Landscaped, Standard Shaped Lot |
| Roof              | Flat Torch Membrane                                                       |
| Construction      | Brick                                                                     |
| Foundation        | Poured Concrete                                                           |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | August 2nd, 2024    |
| Date Sold      | September 4th, 2024 |
| Days on Market | 33                  |
| Zoning         | R-L                 |
| HOA Fees       | 0.00                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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