

2109 26 Street S
Lethbridge, Alberta

MLS # A2165614



\$329,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,007 sq.ft.	Age:	1964 (60 yrs old)
Beds:	4	Baths:	1
Garage:	Asphalt, Driveway, Off Street, Parking Pad, Paved		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Landscaped, Rectangular Lot, Treed		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Linoleum

Roof: Flat Torch Membrane

Basement: Finished, Full

Exterior: Brick, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Natural Woodwork

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Piano, Pool Table, Electric Fireplace (Downstairs) Outside Patio Table and Chairs

First time on the market, this solid, one-owner home is nestled in the heart of the sought-after Agnes Davidson subdivision. Featuring a well-designed floor plan, the property offers 3 bedrooms on the main level, plus an additional bedroom in the basement, and 1 bathroom. The home boasts natural woodwork and hardwood floors, adding to its character and warmth. With a separate back entrance, this home is perfect for first-time buyers or as an investment opportunity. While it could benefit from some updates, it has great bones and immense potential. The property also features ample parking, a concrete side driveway, and a spacious back patio – all in a fantastic Southside location.