

2614 22 Avenue S  
Lethbridge, Alberta

MLS # A2166408



## \$305,000

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Agnes Davidson   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,194 sq.ft.   | <b>Age:</b>   | 1965 (59 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Driveway, Off Street                  |               |                   |
| <b>Lot Size:</b> | 0.15 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Many Trees |               |                   |

|                    |                                |                   |     |
|--------------------|--------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum     | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Tar/Gravel                     | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Partially Finished       | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Wood Frame           | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Smoking Home, Vinyl Windows |                   |     |

**Inclusions:** 2 sheds

This southside gem is just waiting for someone to come along and make it sparkle again. This would make a wonderful family home with its ideal southside location, close to an elementary school and convenient to all that the Southside offers. This home features a large front driveway, as well as 4 good sized bedrooms, 2 bathrooms (basement bathroom plumbed in but needs work), and a large main floor family room with a wood burning fireplace and patio doors to a gorgeous backyard. This home also features Air conditioning, updated flooring in the living room and family room, most windows have been updated, and the two bedrooms in the basement have large updated windows. You will love the backyard in this home, it has big beautiful trees and is very private.