

# \$614,900 - 1611 24 Street S, Lethbridge

MLS® #A2168494

**\$614,900**

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          | \$614,900   |
| 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        | Double Garage Detached, Driveway, Front Drive, Garage Door Opener, On Street |
| # of Garages   | 2                                                                            |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Storage, Ceiling Fan(s), Recessed Lighting                                                    |
| Appliances        | Central Air Conditioner, Dryer, Refrigerator, Stove(s), Washer, Window Coverings, Garage Control(s), Microwave, 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 | Private Yard, Fire Pit, Lighting, Storage                                               |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Level, Street Lighting, Corner Lot, Many Trees |
| Roof              | Asphalt Shingle                                                                         |
| Construction      | Concrete, Stucco                                                                        |
| Foundation        | Poured Concrete                                                                         |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2024 |
| Days on Market | 214                  |
| Zoning         | R-L                  |

## Listing Details

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

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