

2418 18 Avenue S
Lethbridge, Alberta

MLS # A2257155



\$450,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,687 sq.ft.	Age:	1966 (59 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Skylight(s)		

Inclusions: skylight, workbenches & air filter in basement, 2 AC units

YOU will love coming home to the PERFECT Setting in a Prime Agnes Davidson Location! Tucked away in a quiet cul-de-sac just one block from Lions Centennial Park, this sprawling 1685 sq ft bungalow is the kind of home you've been waiting for. From here, you can walk to The Movie Mill, IHOP, The Keg, coffee shops, pubs, and so much more...what a location! Inside, you'll find potential in a spacious and open layout with 3 large main floor bedrooms, main floor laundry, and an XL kitchen featuring an abundance of cabinetry. The sunken living room is a focal point, with a skylight, brick-faced fireplace, and a view of your lush, private backyard. 2 full bathrooms round out the main level of this home. The lower level is full of possibilities! With a large family room (easily reconfigured to add an extra bedroom if desired), a 4-piece bathroom, a workshop with venting and sink, cold storage room, and even two furnaces, each dedicated to one side of the home for zoned heating/cooling...you'll have space and comfort at every turn. And don't forget the attached garage, adding practicality to this already winning formula. This is more than just a home...it's a lifestyle in one of the most convenient and desirable areas of the city. Don't miss your chance to make it yours!