



**GRASSROOTS**  
REALTY GROUP

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**627 25 Street N**  
**Lethbridge, Alberta**

**MLS # A2221736**



**\$399,900**

<b>Division:</b>	Majestic Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,065 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Flat Torch Membrane
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home, Sump Pump(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** Fridge, stove, dishwasher, freezer, washer, dryer, window coverings, garage door openers

Discover the charm of this lovingly cared-for bungalow, proudly maintained by its original owners. With three spacious bedrooms and two baths, this home is perfect for families seeking comfort and style. As you approach, you'll be greeted by a meticulously landscaped yard that is sure to impress. The thoughtful design and vibrant greenery create a welcoming ambiance that extends throughout the property. Benefit from a double heated detached garage (24 x 25) with 10' ceilings, 2 oversized doors and a convenient carport, providing plenty of space for vehicles and storage. You'll appreciate the ease of parking and accessibility, all located within the tranquility of a cul-de-sac street. Enjoy your personal garden plot and the charming patio area, perfect for relaxing evenings or weekend gatherings. Imagine summer barbecues, sipping coffee in the sun, or nurturing your green thumb in the garden. This inviting home boasts a thoughtful and practical layout, ensuring that every inch of space is maximized. This home reflects a deep sense of pride of ownership, with every detail attended to, making it ready for you to simply move in and start making memories! Don't miss out on this incredible opportunity in a peaceful setting! Contact your favorite REALTOR today to schedule a viewing and experience the warmth and charm this bungalow has to offer! ? ---