



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**509 26A Street N**  
**Lethbridge, Alberta**

**MLS # A2223629**



**\$375,000**

<b>Division:</b>	Majestic Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,397 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Heat Pump	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Closet Organizers, Quartz Counters, Storage, Tankless Hot Water, Vaulted Ceiling(s)		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, microwave, electronic blinds, 2 x heat pumps, curtains and rods.

Plentiful recent renovations with this unique bungalow! Situated in a quiet cul-de-sac in Majestic Place, this 3 bed, 2 bath home is the inviting home you've been looking for! With a new front porch and entry, this home enjoys vaulted ceilings on the main floor, complete with beams to add character! 3 bedrooms upstairs, a brand new 4 piece bathroom with TONS of counter space, laundry room with sink and a quartz adorned kitchen that beams in plentiful natural light. There's a well size living room that gives a great view to the backyard, a door to your patio and a flex space for a home office or craft station. The basement has a wet bar, workshop, 3 piece bathroom and 2 family rooms! There is new hot water on demand and 2 new heat pumps that offer energy efficiency for your heating. The pie shaped lot has RV parking, patio with firepit and built-in swing, plus lots of grass! The tandem carport offers bonus parking space and with easy access to amenities, this home is ready to enjoy!