



**GRASSROOTS**  
REALTY GROUP

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

517 27 Street S  
Lethbridge, Alberta

MLS # A2224572



**\$450,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,294 sq.ft.	Age:	1952 (73 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

**Inclusions:** Fridge, Stove, Microwave, All Window Coverings, A/C, Washer/Dryer, Deep Freeze Downstairs, Fridge in Garage, Deep Freeze in Garage, Shed(Doesn't show on RPR)

Nestled on a spacious 9,186 sq ft lot, this charming 1952 bungalow offers a rare combination of classic character and prime location—just steps from scenic Henderson Park with its trails, playgrounds, and outdoor pool. The home features 3 bedrooms up, 2 bedrooms down, and 2 full bathrooms, making it ideal for families or those needing extra space. Recent updates include a new furnace (2024), water heater (2023), and roof (2020), ensuring comfort and peace of mind. The property also offers ample parking in both the front and back, plus a single attached garage. Enjoy a lush, private yard perfect for entertaining, gardening, or future expansion. Whether you're a first-time buyer, investor, or looking to build your dream home, this property delivers incredible potential in a sought-after neighborhood.