



GRASSROOTS
REALTY GROUP

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722 27 Street N
Lethbridge, Alberta

MLS # A2239879



\$354,900

Division:	Majestic Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,168 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Carport, Concrete Driveway, Covered, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Membrane
Basement:	Full, Partially Finished
Exterior:	Stucco, Wood Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge/Freezer in basement, gym flooring in basement flex room, shower in box in basement bathroom, awning on deck, security cameras, window sensors and doorbell camera

This well-maintained bungalow offers comfort, convenience, and great value with 3+1 bedrooms, 1.5 bathrooms, and numerous recent updates. Enjoy fresh main-floor paint (including ceilings), newer vinyl plank flooring in the main living area and some bedrooms, and a durable membrane roof installed in January 2025. The hot water tank was updated in 2021. Stay cool in the summer with central air conditioning and relax on the low-profile deck with awning. The carport provides covered parking, and the large fenced yard offers space to build a generously sized garage. Additional value includes: Updated vinyl windows, Shower unit (new, still in the box) for future bathroom installation, Security system with cameras, doorbell cam, and window sensors, Basement fridge. Located on a quiet street close to schools, this home is perfect for families, investors, or first-time buyers. Don't miss this opportunity—call your favorite agent to book a showing today!