



GRASSROOTS
REALTY GROUP

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601 25 Street N
Lethbridge, Alberta

MLS # A2240805



\$474,900

Division:	Majestic Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,102 sq.ft.	Age:	1962 (63 yrs old)
Beds:	6	Baths:	2
Garage:	Carport, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full, Suite
Exterior:	Stone
Foundation:	Poured Concrete
Features:	See Remarks, Separate Entrance, Vinyl Windows

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

Inclusions: Fridge x2, Stove x2, Washer x2, Dryer x2

Welcome to this 601 25St North, This 6-bedroom non-conforming suited home is situated on a large corner lot. Offering ample space and versatility, this property features 3 bedrooms on the upper level and 3 bedrooms below, perfect for multi-generational living or future suite development. The home boasts a double detached garage and plenty of room for outdoor enjoyment. There is a long list of updates which include a roof within 10 years, flooring, paint, countertops and many more! Enjoy the convenience of being located near popular amenities including shopping, dining, and entertainment, with easy access to Walmart and a variety of food places. This home is ideal for those seeking a blend of comfort, convenience, and potential for future growth. Don't miss out on this opportunity and call your favourite REALTOR® today!