



GRASSROOTS
REALTY GROUP

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

**2422 7A Avenue N
Lethbridge, Alberta**

MLS # A2241982



\$385,000

Division:	Majestic Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	950 sq.ft.	Age:	1963 (62 yrs old)
Beds:	5	Baths:	2
Garage:	Carport, Concrete Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle, Tar/Gravel
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Jetted Tub, Vinyl Windows

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

Inclusions: Shed (as is/where is), window coverings

Welcome to your next home! This 5-bedroom, 3-bathroom bi-level home is ideally located on a quiet street close to shopping, schools, and playgrounds. Offering 950 sq. ft. of well-planned living space, this home feels bright and spacious. Upstairs, you'll find three comfortable bedrooms, a full bathroom, kitchen/dining room with patio doors that lead to the back deck and a bright living room located in the front of the house. The lower level offers two additional bedrooms, a three-piece bathroom and a generous family room—perfect for movie nights or extra living space. This home has seen many updates, including newer shingles, vinyl windows, linoleum & laminate flooring. Step outside to a large south-facing deck overlooking your fully fenced backyard—perfect for kids, pets and family gatherings. The big lot is nicely landscaped, with alley access and features a spacious carport for covered parking. Central A/C keeps you cool and comfortable on those hot summer days. Clean, move-in ready, and located in a welcoming, family-friendly neighborhood—this updated gem won't last long!