



GRASSROOTS
REALTY GROUP

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

629 25 Street N
Lethbridge, Alberta

MLS # A2242402



\$334,800

Division:	Majestic Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,096 sq.ft.	Age:	1961 (64 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Cul-De-Sac		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Vinyl Windows		

Inclusions: Refrigerator and Stove downstairs

So much to offer at an affordable price! It begins with a fantastic setting on a low traffic street and huge cul-de-sac near all levels of schooling, 2 arenas, swimming pool, park spaces, shopping, and restaurants. Offering over 2000 sq. ft. of developed living space, 3 main floor bedrooms, 2 full baths, and an illegal suite in the basement, the options of use are yours to chose. The hardwood and vinyl plank flooring are in very good condition although the carpets and linoleum are ready for a change. Add some paint and effort to easily increase the value and make the home yours. The low maintenance exterior is enhanced by vinyl and stucco siding, PVC windows and newer torch-on roofing (2021) for both the home and garage. A spacious and private back yard allows for plenty of room for the garage, a future garden, and for kids to play. Immediate possession can be offered so call a Real Estate Professional today to book your own viewing!