



**GRASSROOTS**  
REALTY GROUP

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

**2420 8A Avenue N  
Lethbridge, Alberta**

**MLS # A2245617**



**\$375,000**

<b>Division:</b>	Majestic Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,042 sq.ft.	<b>Age:</b>	1964 (61 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Concrete Driveway, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows		

**Inclusions:** see appliances...plus, black wall unit in basement, 2 sheds(as-is).

Nice bungalow in Majestic Place neighbourhood on a large 57 foot wide lot with long driveway for 2 vehicles and gates for rv parking out back. Main floor features laminate flooring in hallway, kitchen, dining room, and bedrooms. Carpet in living room. Living room has large window that lets in plenty of light. Wainscotting in living room and dining room. Nice kitchen with white cabinets and sink looking out to backyard. Main floor features 3 bedrooms and a full bathroom with tub/shower combo. Basement is fully developed and home has a rear entry to backyard. Basement has a family room, games room, office, storage closet, and large laundry/utility room. Yard is big, fenced, and landscaped with an alley. There are 2 sheds and a pergola with a nice deck just recently built. Roof shingles, furnace, and central a/c done in 2015.