



GRASSROOTS
REALTY GROUP

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2503 5A Avenue N
Lethbridge, Alberta

MLS # A2247147



\$449,900

Division:	Majestic Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,372 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Carport		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, See Remarks, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Separate Entrance		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, AC, Hot Tub

Welcome to 2503 5A Ave! Step into this beautifully renovated and very well maintained 4-bedroom home in a great neighbourhood that's truly perfect for family living. Over the years, thoughtful updates have created a modern, welcoming space, featuring an open-concept layout and a newer kitchen designed for both style and functionality. Stay cool all summer with central A/C and enjoy the peace of mind of a home that needs absolutely nothing—just move in and start making memories. The spacious, fun-filled family room is a true highlight, complete with a ceiling light feature that sets the mood for cozy nights or lively gatherings. Outside, the big backyard offers endless opportunities for play, gardening, and entertaining, while great parking out front ensures convenience for you and your guests. All this is just a 5-minute drive to Walmart and a variety of other amenities, making convenience part of your everyday life. This home has it all—updates, comfort, location, and charm! Don't wait and call your favourite REALTOR® today!