



GRASSROOTS
REALTY GROUP

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526 27 Street S
Lethbridge, Alberta

MLS # A2250452



\$449,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	895 sq.ft.	Age:	1950 (75 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer

Welcome to 526 27 St S. Walking distance to Henderson Lake and nestled on a quiet, mature street, this lovely bungalow offers an unbeatable combination of location and potential. Situated on a spacious lot with an attached single garage and convenient back alley access, the backyard is the perfect space for entertaining — and has space for a garage! Inside, the main floor features beautiful hardwood flooring throughout the living room and bedrooms, a bright and functional kitchen, and a cozy dining area. The bedrooms are generously sized, offering comfort and versatility. The fully finished basement has recently been refreshed with new carpet, paint, and baseboards. It also boasts a large family room, an additional spacious bedroom, a full bathroom, laundry room, ample storage space, plus recent upgrades including a new roof, eavestroughs, furnace, hot water tank, kitchen renovation, and newer appliances. Don't miss your chance to view this amazing property!