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## 2512 5A Avenue N Lethbridge, Alberta

MLS # A2258889



\$368,400

Division: Majestic Place Type: Residential/House Style: Bungalow Size: 834 sq.ft. Age: 1961 (64 yrs old) **Beds:** Baths: Garage: Driveway, Garage Door Opener, Garage Faces Rear, Off Street, Single Garage Lot Size: 0.14 Acre Lot Feat: Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Low Maintenance La

**Heating:** Water: Forced Air Floors: Sewer: Carpet, Laminate Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full **Exterior:** Zoning: Vinyl Siding R-L Foundation: Poured Concrete **Utilities:** 

Features: No Smoking Home, Open Floorplan

Inclusions: NA

Tucked into the family-friendly community of Majestic Place, this beautifully updated 4-bedroom, 2-bathroom bungalow is the perfect place to put down roots. With a fully developed layout and thoughtful updates, it offers both comfort and convenience for today's busy lifestyle. The main floor features a bright and inviting living space with two good-sized bedrooms and a full 4-piece bathroom. The kitchen comes equipped with all appliances and flows seamlessly into the dining and living areas, making family meals and entertaining a breeze. Downstairs, the fully finished basement provides two additional bedrooms, a spacious family room, and a convenient 3-piece bathroom—ideal for growing families needing extra room to spread out. Recent updates give peace of mind, including a new garage roof, house roof completed in 2016, and a furnace and hot water tank both less than 5 years old. The single detached garage and low-maintenance yard add even more practicality to this move-in-ready home. Located just steps from a nearby park, with schools and shopping close at hand, this home is a wonderful fit for young families or first-time buyers looking for a welcoming neighborhood and a home that truly fits their needs.