



**GRASSROOTS**  
REALTY GROUP

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**2512 5A Avenue N  
Lethbridge, Alberta**

**MLS # A2258889**



**\$368,400**

<b>Division:</b>	Majestic Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	834 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Rear, Off Street, Single Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**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.