



**GRASSROOTS**  
REALTY GROUP

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2727 7a Avenue N  
Lethbridge, Alberta

MLS # A2263177



**\$394,900**

<b>Division:</b>	Majestic Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	878 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Converted Garage, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Secluded		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Flat Torch Membrane
<b>Basement:</b>	Full
<b>Exterior:</b>	Stucco, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan, Separate Entrance, Storage

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

**Inclusions:** N/A

This Neat and tidy Bungalow is ready for its next family. From its quiet Cul-de-sac location to its massive lot, this home must be seen! The home features a nice comfortable layout to accommodate both a great living room and kitchen space along with two good sized bedrooms upstairs. The owner has done extensive work to both the yard and the downstairs to make this home an appealing family home on both levels and even the outdoor space! The downstairs went from 1970's wood paneling to a modern living space with a complete renovation including 2 bedrooms and a bathroom and a great space for just hanging out! Don't wait on this one.....Contact your favorite Realtor and book your showing!