



GRASSROOTS
REALTY GROUP

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417 27 Street S
Lethbridge, Alberta

MLS # A2275866



\$374,900

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	843 sq.ft.	Age:	1952 (74 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: none

Charming 1952 Bungalow in Sought-After Glendale This house has had the same owner for 40 years! Its a solid three-bedroom, two-bathroom bungalow in one of South Lethbridge's most desirable neighbourhoods, and packed with value. Set on a generous lot with gorgeous, established gardens in both the front and back yards, this home offers the kind of outdoor space that's hard to find. Inside, original hardwood floors on the main level showcase the character and craftsmanship of mid-century construction. The fully developed basement provides excellent additional living space with surprisingly good ceiling height and good windows for a home of this era, ready for a buyer to come in and add their own personal touches. This house is ready for a little refresh, but rest assured- the bones are good on this one! The single detached garage has great potential — with the addition of an overhead door and lift and a simple fence line adjustment, it could be a fully functional single-car garage. Where this property really shines is in the updates that matter most: all new vinyl windows throughout, newer shingles on both the house and garage, new eavestroughs, soffits, and gutters, and new weeping tile installed around and under the entire perimeter of the house as a preventative measure — this home has never had water issues. And the standout feature — a fully paid for solar energy system is included in the purchase, powering the home and delivering immediate savings from day one. Great bones. Great neighbourhood. Incredible value.