



GRASSROOTS
REALTY GROUP

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2407 5 Avenue N
Lethbridge, Alberta

MLS # A2280362



\$339,900

Division:	Majestic Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	876 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Quartz Counters, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge, stove, dishwasher, washer, dryer, blinds, deep freeze(downstairs), solar panels, 2 sheds(as is/where is)

Cozy bungalow with great access to amenities AND with recent upgrades! This lovely home offers a tidy place to set your roots in Lethbridge; including solar panels to help off-set utility costs, a spacious yard to enjoy and off-street parking which includes RV parking in the rear. The main floor of this home has been tastefully renovated to include a new kitchen with quartz counter tops, a barrier free bathroom with heated flooring and 2 well sized bedrooms. The basement offers 2 additional bedrooms, a rec room and storage space. The yard is fully fenced with alley access, a patio and some sheds for exterior storage options.