



**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

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stucco

Zoning: R-L

Foundation: Poured Concrete

Utilities: -

Features: Quartz Counters, Storage

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.