



GRASSROOTS
REALTY GROUP

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**2404 5A Avenue N
Lethbridge, Alberta**

MLS # A2286645



\$399,900

Division:	Majestic Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	939 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Level, Private, R		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed, Stone, Stucco
Foundation:	Poured Concrete
Features:	Bar, Open Floorplan, Separate Entrance, Storage

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

Inclusions: Fridge, stove, dishwasher, OTR microwave, window hardware/coverings, washer/dryer, floating shelves, tv mount & bracket x3, shed (as is where is), garage door opener and remote

Welcome to a home filled with heart, and opportunity, it is perfectly suited for first-time buyers, small and growing families, or savvy investors. This well cared for 3-bedroom, 2-bathroom home offers two spacious living rooms, a comfortable kitchen and dining area for everyday connection, and a downstairs wet bar with electrical and ventilation. Recent updates include renovated bathrooms upstairs and down, new roof, paint and extra kitchen cabinets! There is also a detached garage, back deck and patio plus more storage with the shed. Every corner reflects years of love and milestones, from first steps to first words to the pride of first-time homeownership, but it is now ready for someone new to begin their own story. Located on the north side of Lethbridge, you'll enjoy close proximity to K-12 public, Christian, and Catholic schools, plus quick access to major routes for easy commuting. Priced under \$400K, this warm and welcoming home is an incredible opportunity that won't last long.