



GRASSROOTS
REALTY GROUP

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222 27 Street S
Lethbridge, Alberta

MLS # A2294375



\$419,900

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,152 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport		
Lot Size:	0.19 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Kitchen appliances up and down. Central AC.

222 27 Street South in the heart of Glendale. This is one of those properties that just feels special the moment you step inside. Built by renowned local builder Art Batty, whose company helped shape Lethbridge's post war growth with over 1,300 homes constructed across the city. Properties by Batty are known for their solid craftsmanship and timeless mid century design. Owning a Batty built home means owning a piece of Lethbridge's history. This 1,152 square foot home is full of character and charm, featuring beautiful original tongue and groove oak hardwood floors and a classic kitchen that truly captures the era. Upstairs offers 3 bedrooms and a full bathroom that is an absolute blast from the past, complete with an incredible original vanity that has been lovingly preserved. The home is currently set up with the upper level operating as an Airbnb, creating immediate income potential. Downstairs you will find an additional bedroom, full bathroom, and an illegal suite that is not currently in use. So you get a full kitchen downstairs as well! What makes this setup even more attractive is the forced walk up basement entrance, allowing for completely separate access with no shared spaces if you choose to utilize it as a suite in the future. Situated on a massive corner lot just under 8,100 square feet, the possibilities here are endless. There is plenty of room to build a large garage while still maintaining great yard space. The windows have all recently been replaced, adding value and peace of mind. The seller also added brand new custom doors! Whether you are looking for a revenue property, a home with suite potential, or simply a unique property with incredible history and character, this Glendale gem checks all the boxes.