



406 27 Street S
Lethbridge, Alberta

MLS # A2142370



\$400,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,045 sq.ft.	Age:	1952 (72 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, OTR Microwave, Range, dishwasher, AC, basement range, basement hood fan, basement fridge, basement electric fireplace, garage door remotes, garage bench, gas heater in garage, freezer, basement furniture, trampoline, main living room TV bracket,

As you approach this charming home, you are greeted by its stunning curb appeal highlighted by a meticulously maintained spruce tree and updated landscaping that even includes underground sprinklers. Stepping inside, you are immediately captivated by the elegant custom wood feature wall, complemented by new floor tile, and beautifully refinished hardwood floors that span the main floor. The home boasts updated windows almost throughout the whole home, with a roof that is only two years old, covering both the home and the spacious 26 x 26 double garage. Featuring three bedrooms on the main floor, the kitchen and bathroom have been tastefully updated within the last 10 years, complete with modern stainless steel appliances. (fridge is brand new). Descending the stairs, you'll discover a convenient common area that houses the laundry facilities and provides access to the illegal suite. The mechanical room hosts a recently updated hot water tank and a high-efficiency furnace that is just five years old. A barn door separates the common area from the suite, which comprises a generous primary bedroom, a second office/storage room, and a sizable living room with a freestanding electric fireplace that remains with the home, along with all the furniture in the suite. The spacious kitchen in the suite features ample room and natural light streaming in through a window. Outside, the expansive backyard offers a large low deck with a gas line for your barbecue, a trampoline for summer fun, and a fire pit for cozy evenings. A shed tucked between the garage and the updated fence provides additional storage space, while the garage itself is drywalled, insulated, and equipped with built-in benches and a gas heater. Conveniently located just blocks away from Henderson Lake, with easy access to the highway and downtown Lethbridge, this property presents a fantastic

opportunity to subsidize your income. Reach out to your preferred Realtor today to schedule a viewing and experience the charm and comfort of this wonderful home firsthand!