



**1108 27 Street S**  
**Lethbridge, Alberta**

**MLS # A2197070**



**\$379,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Lakeview   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,123 sq.ft.   | <b>Age:</b>   | 1954 (71 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | None, On Street  |               |                   |
| <b>Lot Size:</b> | 0.14 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Street Lig |               |                   |

|                    |                               |                   |     |
|--------------------|-------------------------------|-------------------|-----|
| <b>Heating:</b>    | Central                       | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Vinyl Plank | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle               | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Vinyl Siding           | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete               | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Separate Entrance, Storage    |                   |     |

**Inclusions:** Fridge, Stove, Dishwasher, AC

Welcome to 1108 27 St S, a great bungalow offering 1,123 square feet of comfortable living space in a desirable neighbourhood. This home provides a functional layout with plenty of room for the whole family. The main floor features a spacious living room that flows seamlessly into the dining area, creating a great space for gathering and entertaining. The kitchen is equipped with all necessary appliances and offers ample storage and counter space. This level also includes the primary bedroom, a spare bedroom, and a 4-piece bathroom. Downstairs, the fully developed basement provides even more living space with a large family room, an office, and two additional bedrooms. A dedicated laundry room adds to the home's convenience. Outside, the property offers a generous yard with room for outdoor activities. Recent updates include a new hot water tank in 2024 and a roof replacement in 2023, ensuring peace of mind for years to come. Located close to schools, parks, and amenities, this home is an excellent opportunity for those looking for space and value in a great area. Contact your favourite REALTOR&reg; today!