



**GRASSROOTS**  
REALTY GROUP

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1, 511 26 Street N  
Lethbridge, Alberta

MLS # A2212582



**\$275,000**

Division:	Majestic Place		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	616 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Movable Shed

This affordable and upgraded starter home checks all the boxes for comfort and convenience! Featuring 3 bedrooms and 1.5 bathrooms, this home has seen a number of valuable updates, making it move-in ready and easy to maintain. You'll appreciate the all-new windows (except one), newer furnace, central A/C for those hot summer months, LED lighting throughout, newer hot water tank, and newer washer and dryer. The roof was replaced in 2022, giving you added peace of mind. Inside, the home offers a large living room, a functional kitchen with eating area, and a smart layout for everyday living. Step outside to enjoy the full backyard deck, fenced yard, and two parking spaces. Located with easy access to downtown Lethbridge and nearby amenities, this home is also within walking distance to schools, and services. Whether you're just getting started or looking to simplify, this home is a great opportunity!