

722 27 Street N  
Lethbridge, Alberta

MLS # A2239879



# \$354,900

<b>Division:</b>	Majestic Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,168 sq.ft.	<b>Age:</b>	1966 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Carport, Concrete Driveway, Covered, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home		

**Inclusions:** Fridge/Freezer in basement, gym flooring in basement flex room, shower in box in basement bathroom, awning on deck, security cameras, window sensors and doorbell camera

This well-maintained bungalow offers comfort, convenience, and great value with 3+1 bedrooms, 1.5 bathrooms, and numerous recent updates. Enjoy fresh main-floor paint (including ceilings), newer vinyl plank flooring in the main living area and some bedrooms, and a durable membrane roof installed in January 2025. The hot water tank was updated in 2021. Stay cool in the summer with central air conditioning and relax on the low-profile deck with awning. The carport provides covered parking, and the large fenced yard offers space to build a generously sized garage. Additional value includes: Updated vinyl windows, Shower unit (new, still in the box) for future bathroom installation, Security system with cameras, doorbell cam, and window sensors, Basement fridge. Located on a quiet street close to schools, this home is perfect for families, investors, or first-time buyers. Don't miss this opportunity—call your favorite agent to book a showing today!