

2407 5 Avenue N  
Lethbridge, Alberta

MLS # A2280362



**\$350,000**

<b>Division:</b>	Majestic Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	876 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Storage		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, blinds, deep freeze(downstairs), solar panels, 2 sheds(as is/where is)

Cozy bungalow with great access to amenities AND with recent upgrades! This lovely home offers a tidy place to set your roots in Lethbridge; including solar panels to help off-set utility costs, a spacious yard to enjoy and off-street parking which includes RV parking in the rear. The main floor of this home has been tastefully renovated to include a new kitchen with quartz counter tops, a barrier free bathroom with heated flooring and 2 well sized bedrooms. The basement offers 2 additional bedrooms, a rec room and storage space. The yard is fully fenced with alley access, a patio and some sheds for exterior storage options.