

**2407 5 Avenue N
Lethbridge, Alberta**

MLS # A2280362



\$350,000

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

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