

2404 5A Avenue N  
Lethbridge, Alberta

MLS # A2286645



## \$399,900

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Majestic Place   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 939 sq.ft.   | <b>Age:</b>   | 1961 (65 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces     |               |                   |
| <b>Lot Size:</b> | 0.13 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Level, Private, R |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate, Tile                                  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Mixed, Stone, Stucco                            | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                 | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bar, Open Floorplan, Separate Entrance, Storage |                   |     |

**Inclusions:** Fridge, stove, dishwasher, OTR microwave, window hardware/coverings, washer/dryer, floating shelves, tv mount & bracket x3, shed (as is where is), garage door opener and remote

Welcome to a home filled with heart, and opportunity, it is perfect for first-time buyers, small and growing families, or savvy investors. This well cared for 3-bedroom, 2-bathroom home offers two spacious living rooms, a comfortable kitchen and dining area for everyday connection, and a downstairs wet bar with electrical and ventilation. Recent updates include renovated bathrooms upstairs and down, new roof, paint and extra kitchen cabinets! There is also a detached garage, back deck and patio plus more storage with the shed. Every corner reflects years of love and milestones, from first steps to first words to the pride of first-time homeownership, but it is now ready for someone new to begin their own story. Located on the north side of Lethbridge, you'll enjoy close proximity to K-12 public, Christian, and Catholic schools, plus quick access to major routes for easy commuting. Priced under \$400K, this warm and welcoming home is an incredible opportunity that won't last long.