

2710 7A Avenue N
Lethbridge, Alberta

MLS # A2223138



\$399,900

Division:	Majestic Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,074 sq.ft.	Age:	1964 (61 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Interior Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Storage, Vinyl Windows		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, a/c unit, central vacuum and attachments, garage door openers and control, 4 sheds

Tucked away in a quiet northside cul-de-sac, this lovingly cared-for 4-bedroom, 2-bathroom home offers charm, character, and plenty of space for your growing family. From the moment you arrive, the curb appeal stands out with a classic brick facade and a stylish new front door welcoming you home. Step inside and you'll be greeted by the warm mahogany finishes that reflect the quality craftsmanship of its 1964 roots. The one-owner home has been well maintained since new, needing only a few cosmetic touches—like new carpet and paint, to make it your own. The kitchen features solid oak cabinetry that's both functional and full of charm. Downstairs, the fully developed basement includes a spacious rumpus room, two additional bedrooms (windows not to egress), and a versatile office or den. Upgrades include newer PVC windows and durable asphalt bonded roofing on both the house and the 26X28 double detached garage. The backyard is a true highlight with meticulous landscaping, five storage sheds, a gazebo, gated RV parking, and extra off-street parking via the paved rear lane. Extras include all appliances, central air conditioning, central vacuum system, underground sprinklers and more. This is a solid, move-in ready home with great bones in a family-friendly location, close to schools and green-spaces and easy access to Wal-Mart, Sobeys and more. Don't hesitate, call your REALTOR® TODAY!