

**517 27 Street S**  
**Lethbridge, Alberta**

**MLS # A2224572**



**\$450,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,294 sq.ft.	<b>Age:</b>	1952 (73 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** Fridge, Stove, Microwave, All Window Coverings, A/C, Washer/Dryer, Deep Freeze Downstairs, Fridge in Garage, Deep Freeze in Garage, Shed(Doesn't show on RPR)

Nestled on a spacious 9,186 sq ft lot, this charming 1952 bungalow offers a rare combination of classic character and prime location—just steps from scenic Henderson Park with its trails, playgrounds, and outdoor pool. The home features 3 bedrooms up, 2 bedrooms down, and 2 full bathrooms, making it ideal for families or those needing extra space. Recent updates include a new furnace (2024), water heater (2023), and roof (2020), ensuring comfort and peace of mind. The property also offers ample parking in both the front and back, plus a single attached garage. Enjoy a lush, private yard perfect for entertaining, gardening, or future expansion. Whether you're a first-time buyer, investor, or looking to build your dream home, this property delivers incredible potential in a sought-after neighborhood.