

**1306 27 Street N  
Lethbridge, Alberta**

**MLS # A2300434**



**\$325,000**

<b>Division:</b>	Park Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,516 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan		

**Inclusions:** Refrigerator, Stove, Washer, Dryer, Freezer, A/C. AS IS

Welcome to 1306 27 Street North, a 3-bedroom, 3-bathroom home located on a corner lot directly across from Labour Club Park. Featuring an open floor plan, this fixer-upper offers a functional layout with great potential for updates and customization. Conveniently situated close to schools, shopping, and everyday amenities, the location adds to the home's overall appeal.