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2305 7 Avenue N
Lethbridge, Alberta

MLS # A2319419



\$489,900

Division:	Majestic Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	939 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Low Maintenance Landscape, Street Lig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Storage		

Inclusions: Fridge, stove, hood fan, washer, dryer, window coverings, shed, garage door opener + remote, humidifier, garage heater, storage shelves, Pecca roll shutters

This corner lot bungalow is an inviting home that offers plentiful off-street parking, including a 22'10" x 40'10" detached garage and direct access to arterial roads for convenience! There's 4 bedrooms, 2 bathrooms, spacious living areas, eat-in kitchen and storage space. There's a side yard and patio to enjoy this summer, cozy wood stove in the basement for winter and it's across the street from a park!