

2435 7 Avenue N
Lethbridge, Alberta

MLS # A2327044



\$425,000

Division:	Majestic Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,086 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Drive Through, Driveway, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Underground Sprinklers		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Laminate, Tile		
Roof:	Asphalt Shingle		
Basement:	Full		
Exterior:	Brick, Stucco, Vinyl Siding		
Foundation:	Poured Concrete		
Features:	Built-in Features, Pantry		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	R-L		
Utilities:	-		

Inclusions: 2 Cottage style sheds in backyard, gas BBQ, Underground sprinklers

This charming 3-bedroom, 2-bathroom home in the desirable northside area of Majestic Place offers over 1,086 square feet of beautifully maintained living space designed for both comfort and entertaining. The inviting interior features a cozy living room complete with a gas fireplace and elegant built-in wall units, a spacious kitchen with abundant storage, and a seamless flow from the dining room onto a large patio deck perfect for hosting guests. Outside, the immaculately manicured backyard serves as a private oasis, boasting automatic underground sprinklers, two charming cottage-style storage sheds, a rare drive-through garage, and dedicated RV parking. Please note that the lower-level bedroom window is not egress.