

711 27 Street N
Lethbridge, Alberta

MLS # A2336791



\$349,900

Division:	Majestic Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,072 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Heated Garage,		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stucco, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: FRIDGE, STOVE, DISHWASHER, RANGE HOOD, MICROWAVE, WASHER, DRYER, GARAGE SHELVING, GARAGE DOOR OPENER + REMOTE(S), CHEST FREEZER, AND CENTRAL A/C.

Welcome to a home with good bones, a great layout, and plenty of room to make it your own. This engineer-designed home has been thoughtfully cared for over the years and offers a functional floor plan with 4 bedrooms (3 up and 1 down), 2 bathrooms, a large den (future theatre room?), and a spacious lower-level family room. While much of the home's original character remains, several of the important updates have already been taken care of, including relatively newer mechanical systems and roofing. Outside, the oversized heated garage offers excellent workspace and storage, while a sturdy cinder block shed and covered patio add even more functionality to the backyard. Parking is abundant, with a double parking pad off the rear lane plus an extra-long front driveway with room for an RV or additional vehicles. Central A/C, Peka roll shutters on the front window, and a separate entrance round out the package. Comfortable, solid, and full of potential, this is the kind of home you can settle into now and update over time—making it entirely your own.