

2719 6 Avenue N
Lethbridge, Alberta

MLS # A2338138



\$389,850

Division:	Majestic Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,255 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, RV Access/Parking, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Sauna, See Remarks		

Inclusions: Stovetop, Security Cameras, Old stove in basement (AS IS), U/G Sprinklers (AS IS), Central vac (AS IS)

Character. Space. Nostalgia. If you've been searching for a home with personality, charm, and a layout that simply isn't replicated in today's construction, this retro-inspired bungalow deserves your attention. Showcasing much of its original 1960s character, this home offers a rare opportunity to own a property that blends timeless design with exceptional functionality. From the moment you step inside, you'll appreciate the bright and inviting atmosphere. The spacious kitchen features open cabinetry and retains a warm mid-century feel, while large windows throughout the home flood the living spaces with natural light. The living room is particularly impressive, highlighted by stunning floor-to-ceiling windows that create a seamless connection to the outdoors. The main floor offers three generously sized bedrooms, a functional layout, and living spaces designed for both everyday comfort and entertaining. Downstairs, the fully developed basement, with its own separate side entrance, opens up a world of possibilities. The expansive family room is anchored by one of the home's most memorable features: an incredible retro bar and stone-faced fireplace that create the ultimate gathering space. You'll also find a fourth bedroom, full bathroom, large laundry and storage room, and a cedar sauna perfect for unwinding after a long day. Outside, the value continues. Situated on a large private corner lot surrounded by mature trees, this property offers an abundance of outdoor living space, RV parking, and room to enjoy every season. The enclosed carport with a garage door provides additional convenience and protection from the elements. To top it all off, you'll enjoy beautiful views of the greenspace located directly across the street, adding to the sense of openness and privacy that makes this property so special. Homes with this much character, space, and potential rarely come

available. Whether you're drawn to the mid-century charm, the entertaining spaces, or the incredible lot, this is a property that leaves a lasting impression.