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Your REALTOR®
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1206 27th Street N
Lethbridge, Alberta

MLS # A2350387

$398,000

Division:	Park Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,211 sq.ft.	**Age:**	1971 (55 yrs old)
Beds:	4	**Baths:**	2
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Linoleum, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Vinyl Siding	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bookcases, Pantry, Storage		

Inclusions: Shed, 2 cabinets and storage box in garage

Welcome to 1206–27 Street North, a spacious four-bedroom bi-level situated on a corner lot in a quiet, established neighbourhood. With a playground and park directly across the street, convenient access to shopping and plenty of room for the whole family, this home offers a wonderful combination of space and location. Built in 1971, the home provides approximately 1,112 sq. ft. on the main level. The exceptionally large kitchen is filled with solid oak cabinetry—including attractive stained-glass cabinet doors—along with an appliance garage, pantry and an abundance of counter and storage space. The generous dining room provides access to an enclosed deck, while the oversized living room enjoys plenty of natural light from its east-facing windows. Two generously sized bedrooms and a four-piece bathroom complete the main floor. The developed lower level offers a large family room highlighted by a custom brick, wood-burning fireplace, two more spacious bedrooms and a three-piece bathroom—providing comfortable living space for family members and guests. Updates over the years include replacement windows approximately 10 years ago, roof shingles approximately 5 to 6 years ago and a newer hot water tank. The furnace and central air-conditioning system are approximately 15 years old. Outside, the well-fenced corner lot features distinctive brick fence posts, multi-level garden areas and access from a paved back alley. A single attached garage and additional off-street parking for two vehicles complete the property! Professionally cleaned and available for immediate possession, this spacious home is ready for its next owners!

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