Anne French
Your REALTOR®
Love where you live.

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27 Beaverrun Place N
Lethbridge, Alberta

MLS # A2352357

$375,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,345 sq.ft.	**Age:**	1983 (43 yrs old)
Beds:	5	**Baths:**	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Linoleum, Other	**Sewer:**	-
Roof:	Metal	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Aluminum Siding , Brick, Cedar	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Storage, Walk-In Closet(s)		

Inclusions: All Appliances, Items, Decor As Is

AN INCREDIBLE OPPORTUNITY AT AN UNBELIEVABLE PRICE! Properties like this don't come along very often! Tucked away in a quiet cul-de-sac in a great neighbourhood, this 5-bedroom, 3-bathroom bungalow with a double attached garage is ready for its next chapter! Owned and cared for by the same family since 1991, this home has so much to offer, and now it's time for someone new to make it their own! Yes, this home needs some renovations and TLC, but that's where the opportunity begins! With a metal roof, a double attached garage that has been heated, a fully fenced yard and plenty of space inside and out, there is so much potential waiting to be discovered. The main floor features a spacious living room, a functional kitchen with plenty of storage, a dedicated eating area and an enclosed rear addition that offers flexible space for dining, entertaining or enjoying time with family and friends. There are 3 bedrooms on the main floor, including a primary bedroom with its own 3-piece ensuite, walk-in closet and even a handy laundry chute! A 4-piece main bathroom completes this level. Downstairs, you'll find another 2 bedrooms, a family room with a gas fireplace, and a recreation area that's perfect for games, hobbies or gathering with friends and family. There is also plenty of storage, including a cold room that's just waiting for your homemade pickles and preserves! A third bathroom with a shower completes the basement. 5 BEDROOMS. 3 BATHROOMS. DOUBLE ATTACHED GARAGE. FULLY FENCED YARD. CUL-DE-SAC LOCATION. ENDLESS POSSIBILITIES! This isn't a home for someone looking for perfection on day one. This is a home for buyers who get excited about a project, can see beyond the updates needed and are ready to transform a property into something truly their own! Bring your ideas, your creativity and your vision.

The opportunity is here to make this home exactly what YOU want it to be! Photos are limited, but the opportunity isn't! Connect with your REALTOR® today and arrange a private showing. Come walk through the home, explore the possibilities and see if this is the project you've been waiting for. Make it your own!

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