



GRASSROOTS
REALTY GROUP

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2435 7 Avenue N
Lethbridge, Alberta

MLS # A2327044



\$409,900

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	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Pantry		

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

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.