

**2434 7A Avenue N  
Lethbridge, Alberta**

**MLS # A2160775**



**\$299,000**

<b>Division:</b>	Majestic Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	976 sq.ft.	<b>Age:</b>	1964 (60 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** .n/a

This home is in a quiet North Lethbridge neighbourhood, close to schools, shopping, dining and is conveniently located near main traffic arteries for an easy and stress free commute. With a large, fenced back yard and sunny, south facing deck off the back door, you can enjoy peaceful mornings and shady evenings when the weather is warm. Behind the house also offers a large parking area, that has plenty of room for a mid sized trailer or two vehicles and access to the alley or there is on street parking in the front as well. This split entry home, has two bedrooms on the main floor, a full bathroom together with a large kitchen and dining area, and large living room with a picture window looking out onto the street through large and mature trees. The downstairs of this home includes a bedroom, bathroom with a standup shower, large storage and laundry room and a large multipurpose room, which is perfect for a living room, home office, workout space or hangout for the kids! The flooring in this home was recently redone, bathroom updates completed, updated paint on the main floor, fences and gates recently updated, and a newer hot water tank has recently been installed. With lots of ongoing refreshing, meticulous care and a great location-this north side gem is a must see!