



Anne French  
Your REALTOR®  
Love where you live.

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413 27 Street S  
Lethbridge, Alberta

MLS # A2162487



**\$369,500**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	912 sq.ft.	<b>Age:</b>	1952 (72 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Few Trees, Landscaped, Street Lighting, Underground S		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Quartz Counters, Sump Pump(s), Wet Bar		

**Inclusions:** N/A

AVAILABLE NOW 3 bedroom, 2 bathroom property located in South Lethbridge. Come and see what this home has to offer you and your family. The property and surrounding area has lots of mature trees. The front lawn has underground sprinklers for simplified lawn maintenance. Entering onto the main floor of the home you will find the living room, dining room, kitchen, bathroom and master bedroom. The dining room has a patio door that opens onto the deck out back. The kitchen is a nice size with solid wood cabinetry. The master bedroom is large with corner tub. There is potential to change the master bedroom back into 2 bedrooms if another room is needed. Downstairs is the family room with bar, 2 more bedrooms, bathroom and laundry/storage. The water heater has been recently updated. The back yard boasts a large deck. It is a great place to sit and relax. There are plenty of places to grow all sorts of plants if you have a green thumb. Raised garden beds and a fenced garden area are for the vegetable gardener. Also in the back is a garden shed, double car garage and enough parking space for your RV and a vehicle. The roof on the house and garage has recently been replaced. Call up your favorite agent and book your showing today.