

\$400,000 - 406 27 Street S, Lethbridge

MLS® #A2142370

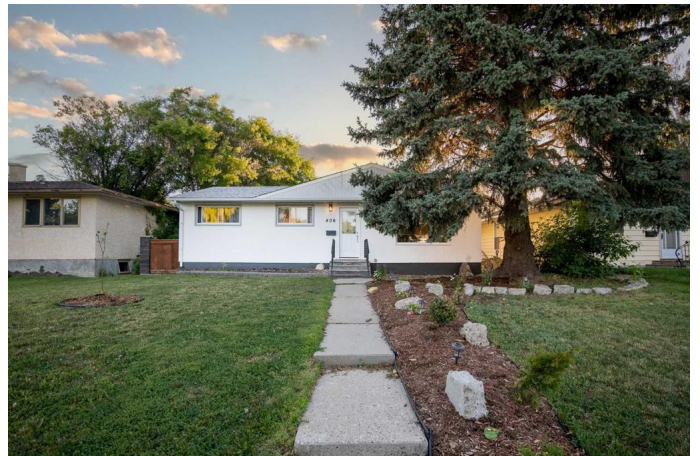
\$400,000

4 Bedroom, 2.00 Bathroom, 1,045 sqft

Residential on 0.14 Acres

Glendale, Lethbridge, Alberta

As you approach this charming home, you are greeted by its stunning curb appeal highlighted by a meticulously maintained spruce tree and updated landscaping that even includes underground sprinklers. Stepping inside, you are immediately captivated by the elegant custom wood feature wall, complemented by new floor tile, and beautifully refinished hardwood floors that span the main floor. The home boasts updated windows almost throughout the whole home, with a roof that is only two years old, covering both the home and the spacious 26 x 26 double garage. Featuring three bedrooms on the main floor, the kitchen and bathroom have been tastefully updated within the last 10 years, complete with modern stainless steel appliances. (fridge is brand new). Descending the stairs, you'll discover a convenient common area that houses the laundry facilities and provides access to the illegal suite. The mechanical room hosts a recently updated hot water tank and a high-efficiency furnace that is just five years old. A barn door separates the common area from the suite, which comprises a generous primary bedroom, a second office/storage room, and a sizable living room with a freestanding electric fireplace that remains with the home, along with all the furniture in the suite. The spacious kitchen in the suite features ample room and natural light streaming in through a window. Outside, the expansive backyard offers a large low deck with a gas line for your barbecue, a trampoline



for summer fun, and a fire pit for cozy evenings. A shed tucked between the garage and the updated fence provides additional storage space, while the garage itself is drywalled, insulated, and equipped with built-in benches and a gas heater. Conveniently located just blocks away from Henderson Lake, with easy access to the highway and downtown Lethbridge, this property presents a fantastic opportunity to subsidize your income. Reach out to your preferred Realtor today to schedule a viewing and experience the charm and comfort of this wonderful home firsthand!

Built in 1952

Essential Information

MLS® #	A2142370
Price	\$400,000
Sold Price	\$394,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,045
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	406 27 Street S
Subdivision	Glendale
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 3R9

Amenities

Parking Spaces	3
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Private
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	July 16th, 2024
Days on Market	19
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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