

\$359,800 - 2718 7 Avenue N, Lethbridge

MLS® #A2176678

\$359,800

3 Bedroom, 2.00 Bathroom, 1,020 sqft

Residential on 0.15 Acres

Majestic Place, Lethbridge, Alberta

Shop and compare. If you're searching for a "move-in ready" home in this price range, you will find this one hard to pass up! The low-traffic cul-de-sac and convenient location provides quick access to so many nearby amenities. Well maintained inside and out over the years, the property presents a solid base to call home. The low maintenance stucco exterior, PVC window updates, torch-on roofing and new garage shingles give you peace of mind and confidence in durability. The interior of the home is cozy, functional and very well cared for. A focal point to the home is a fantastic kitchen renovation that included an abundance of Beechwood cabinetry with built-in features, plenty of counter space, and a decent-sized dining area. The view to the back yard is nice for keeping an eye on the kids or your favorite pet. Having 2 full bathrooms which have been recently modernized is also a nice bonus. The fully developed basement nearly doubles your total living space. A large Family room / Games room are perfect for having extra space to lounge around in, plus there is another room that by simply adding an egress size window, you would have an additional legal bedroom. Good sized laundry and storage areas complete the lower level. 7 major appliances are included as an added bonus. The fully fenced back yard allows plenty of room for the garage, patio, garden space, 2 sheds, plenty of fruit bearing plants, bushes, trees, and lawn area. There is still enough room for an RV



parking too. You can take possession right away so hurry over to have a look. Call your REALTOR® today!

Built in 1966

Essential Information

MLS® #	A2176678
Price	\$359,800
Sold Price	\$359,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,020
Acres	0.15
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2718 7 Avenue N
Subdivision	Majestic Place
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 5Z5

Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage Detached

Interior

Interior Features	Central Vacuum, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Cul-De-Sac, Underground Sprinklers
Roof	Asphalt Shingle, Flat Torch Membrane
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 4th, 2024
Date Sold	November 20th, 2024
Days on Market	16
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Royal Lepage South Country - Lethbridge
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