

# \$399,900 - 2710 7a Avenue N, Lethbridge

MLS® #A2223138

**\$399,900**

5 Bedroom, 2.00 Bathroom, 1,074 sqft

Residential on 0.15 Acres

Majestic Place, Lethbridge, Alberta

Tucked away in a quiet northside cul-de-sac, this lovingly cared-for 4-bedroom, 2-bathroom home offers charm, character, and plenty of space for your growing family. From the moment you arrive, the curb appeal stands out with a classic brick façade and a stylish new front door welcoming you home. Step inside and you'll be greeted by the warm mahogany finishes that reflect the quality craftsmanship of its 1964 roots. The one-owner home has been well maintained since new, needing only a few cosmetic touches like new carpet and paint, to make it your own. The kitchen features solid oak cabinetry that's both functional and full of charm. Downstairs, the fully developed basement includes a spacious rumpus room, two additional bedrooms (windows not to egress), and a versatile office or den. Upgrades include newer PVC windows and durable asphalt bonded roofing on both the house and the 26X28 double detached garage. The backyard is a true highlight with meticulous landscaping, five storage sheds, a gazebo, gated RV parking, and extra off-street parking via the paved rear lane. Extras include all appliances, central air conditioning, central vacuum system, underground sprinklers and more. This is a solid, move-in ready home with great bones in a family-friendly location, close to schools and green-spaces and easy access to Wal-Mart, Sobeys and more. Don't hesitate, call your REALTOR® TODAY!



Built in 1964

## Essential Information

MLS® #	A2223138
Price	\$399,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,074
Acres	0.15
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	2710 7a Avenue N
Subdivision	Majestic Place
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1A4

## Amenities

Parking Spaces	5
Parking	Double Garage Detached, Off Street, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Central Vacuum, Storage, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Interior Lot, Landscaped
Roof	Asphalt
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	11
Zoning	R-L

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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