

# \$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 | 16             |
| Zoning         | R-L            |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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