

# \$399,000 - 817 7 Street N, Lethbridge

MLS® #A2216350

**\$399,000**

4 Bedroom, 2.00 Bathroom, 916 sqft

Residential on 0.13 Acres

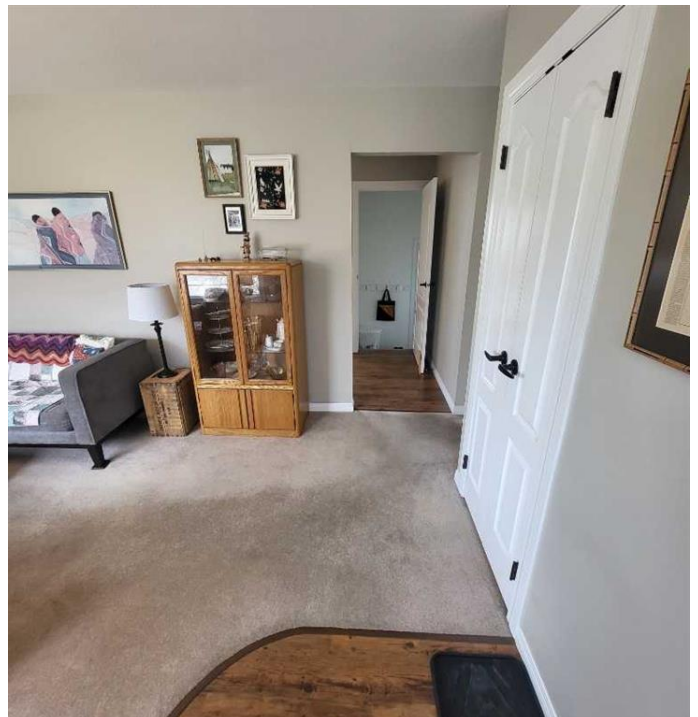
Senator Buchanan, Lethbridge, Alberta

Charming and well maintained 916 sq ft bungalow on the North side featuring 4 bedrooms ,2 baths and a new wood burning fireplace in the basement. This move-in ready home offers comfortable living with thoughtful up dates and a pride of ownership throughout. The spacious yard is beautifully landscaped, perfect for relaxing or entertaining and includes a single detached garage for added convenience. Two of the bedrooms are in the basement and have windows that may or may not meet egress. Located close to schools a park and all the amenities you need. Ideal for first time buyers or down sizers looking for a turnkey property. This one is definitely worth a look!

Built in 1968

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2216350    |
| Price          | \$399,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 916         |
| Acres          | 0.13        |
| Year Built     | 1968        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 817 7 Street N   |
| Subdivision | Senator Buchanan |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1H1Y6           |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 1  |
| Parking        | Alley Access, Garage Faces Rear, On Street, Single Garage Detached |
| # of Garages   | 1  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Storage, Vinyl Windows                                     |
| Appliances        | Dishwasher, Electric Range, Freezer, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                      |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Basement, Wood Burning   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit, Garden, Private Yard, Misting System                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Treed, Underground Sprinklers |
| Roof              | Membrane  |
| Construction      | Brick, Stucco   |
| Foundation        | Poured Concrete   |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 17            |

Zoning (R-L)

Listing Details

Listing Office Royal LePage South Country - Lethbridge

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