

# \$275,000 - 1, 511 26 Street N, Lethbridge

MLS® #A2212582

## \$275,000

3 Bedroom, 2.00 Bathroom, 616 sqft

Residential on 0.18 Acres

Majestic Place, Lethbridge, Alberta

This affordable and upgraded starter home checks all the boxes for comfort and convenience! Featuring 3 bedrooms and 1.5 bathrooms, this home has seen a number of valuable updates, making it move-in ready and easy to maintain.

You'll appreciate the all-new windows (except one), newer furnace, central A/C for those hot summer months, LED lighting throughout, newer hot water tank, and newer washer and dryer. The roof was replaced in 2022, giving you added peace of mind.

Inside, the home offers a large living room, a functional kitchen with eating area, and a smart layout for everyday living. Step outside to enjoy the full backyard deck, fenced yard, and two parking spaces.

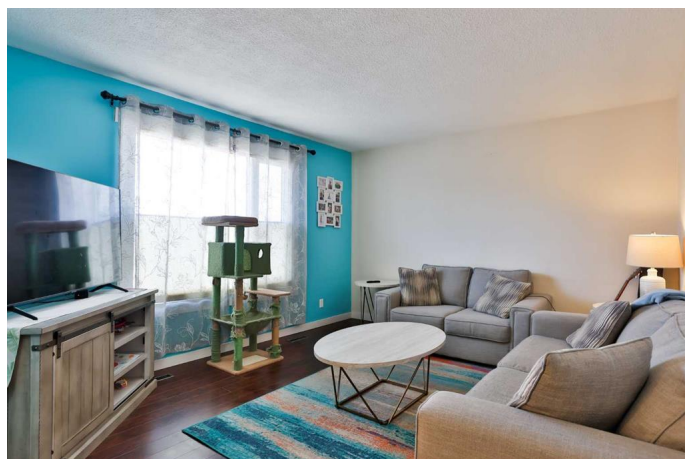
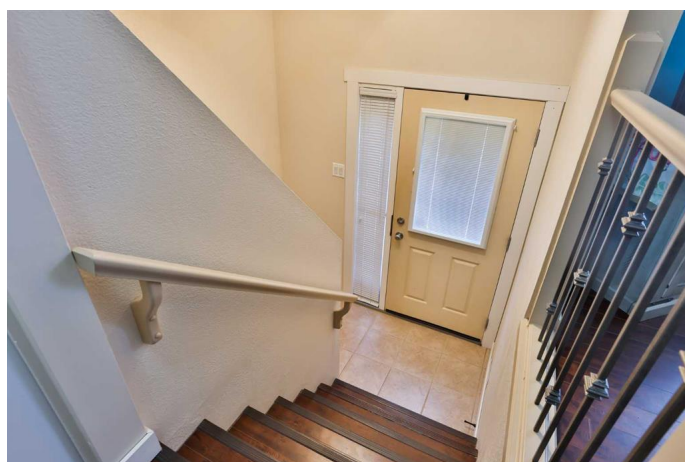
Located with easy access to downtown Lethbridge and nearby amenities, this home is also within walking distance to schools, and services. Whether you're just getting started or looking to simplify, this home is a great opportunity!

Built in 1981

## Essential Information

MLS® # A2212582

Price \$275,000



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	616
Acres	0.18
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	1, 511 26 Street N
Subdivision	Majestic Place
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 3W3

### Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Storage
Appliances	Central Air Conditioner, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 16th, 2025

Days on Market              5

Zoning                         R-37

### **Listing Details**

Listing Office                RE/MAX REAL ESTATE - LETHBRIDGE

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.