

# \$449,900 - 601 25 Street N, Lethbridge

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MLS® #A2240805

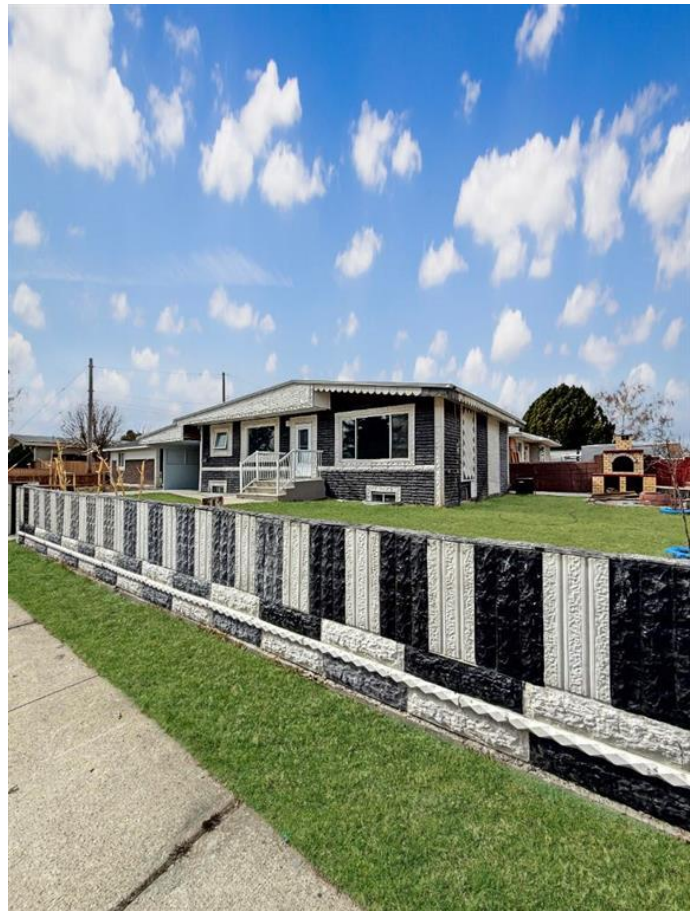
**\$449,900**

6 Bedroom, 2.00 Bathroom, 1,102 sqft

Residential on 0.14 Acres

Majestic Place, Lethbridge, Alberta

Welcome to this 601 25St North, This 6-bedroom non-conforming suited home is situated on a large corner lot. Offering ample space and versatility, this property features 3 bedrooms on the upper level and 3 bedrooms below, perfect for multi-generational living or future suite development. The home boasts a double detached garage and plenty of room for outdoor enjoyment. There is a long list of updates which include a roof within 10 years, flooring, paint, countertops and many more! Enjoy the convenience of being located near popular amenities including shopping, dining, and entertainment, with easy access to Walmart and a variety of food places. This home is ideal for those seeking a blend of comfort, convenience, and potential for future growth. Don't miss out on this opportunity and call your favourite REALTOR® today!



Built in 1962

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2240805  |
| Price          | \$449,900 |
| Bedrooms       | 6         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,102     |
| Acres          | 0.14      |
| Year Built     | 1962      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 601 25 Street N |
| Subdivision | Majestic Place  |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1H 3V7         |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Parking Spaces | 5                               |
| Parking        | Carport, Double Garage Detached |
| # of Garages   | 2                               |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks, Separate Entrance          |
| Appliances        | Dishwasher, Dryer, Refrigerator         |
| Heating           | Forced Air                              |
| Cooling           | Central Air                             |
| Has Basement      | Yes                                     |
| Basement          | Exterior Entry, Finished, Full, Walkout |

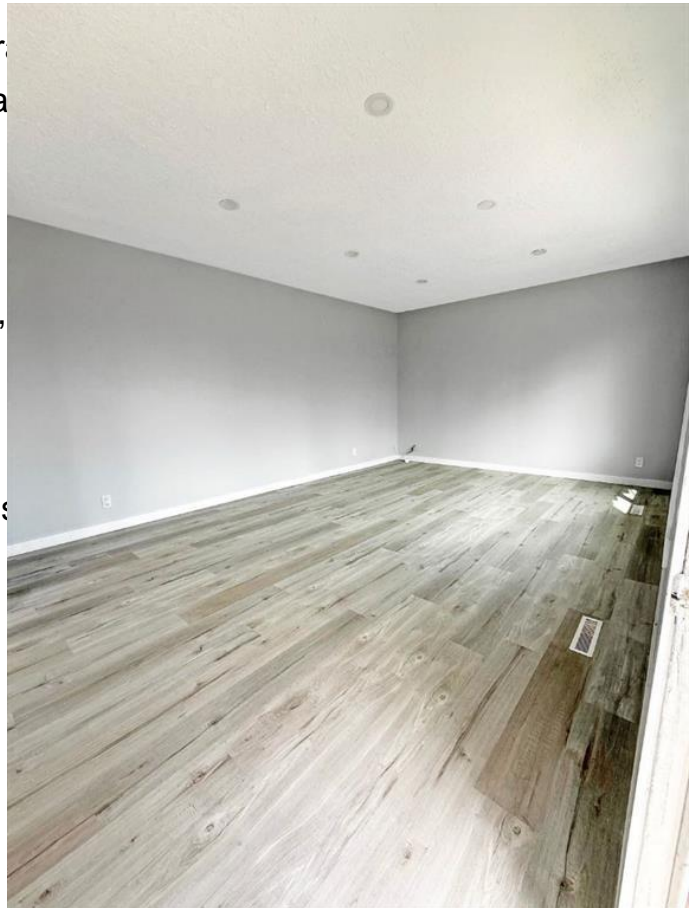
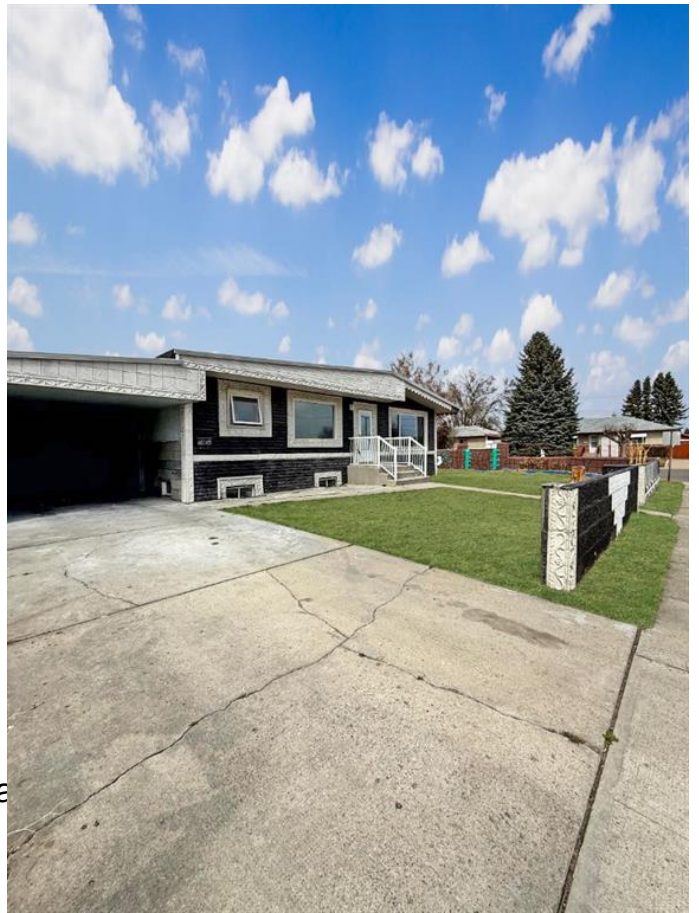
### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Other                            |
| Lot Description   | Back Lane, Back Yard, Landscaped |
| Roof              | Asphalt Shingle                  |
| Construction      | Stone                            |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 55              |
| Zoning         | R-L             |

### Listing Details



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