

2615 3 Avenue S
Lethbridge, Alberta

MLS # A2215032



\$569,900

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|------------------|--|---------------|-------------------|
| Division: | Glendale | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,034 sq.ft. | Age: | 1954 (71 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Quad or More Attached | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped | | |

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|--------------------|-------------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Cement Fiber Board | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Garage heaters (x2)

Welcome to this beautifully cared-for bungalow in the heart of sought-after south Lethbridge. Nestled on a generous corner lot, this home offers space, style, and standout features that are hard to find. Step inside to a sun-soaked main floor where natural light pours through the large south-facing window, highlighting a stunning stone feature wall in the spacious living room. The updated kitchen is both tasteful and functional - perfect for daily living or entertaining guests. You'll also find two well-sized bedrooms and a full bathroom upstairs, creating a cozy yet elegant retreat. The fully developed basement offers incredible flexibility with three additional bedrooms, another full bathroom, a large rec room, and laundry space - ideal for growing families, multigenerational living, or guests. But what really sets this property apart? The garage space. Not one, but two oversized garages are connected directly to the home - perfect for your vehicles, toys, tools, or even a home-based business. With low-maintenance landscaping, a cinderblock fence, custom lighting, and a lovely patio, the backyard is your private oasis. Built for relaxing, not yard work. Other perks include central A/C, ample off-street parking, and a location that puts you minutes from schools, shopping, and parks. This is more than a home - it's a lifestyle upgrade. Call your real estate professional for your private viewing today!