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Your REALTOR®
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2705 32A Avenue S
Lethbridge, Alberta

MLS # A2235049

$700,000

Division:	West Mayor Magrath Dr		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,328 sq.ft.	**Age:**	1994 (31 yrs old)
Beds:	5	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.34 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Garden, Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Ceiling Fan(s), Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer, garage door opener + remote, central air conditioner, hood fan, central vacuum, humidifier

Welcome to 2705 32A Ave South, a rare find on an impressive 14,750 sq/ft pie-shaped lot in a secret area of South Lethbridge. Situated in a quiet cul-de-sac adjacent to the Polytechnic, it is within walking distance to city shopping, restaurants, transit, country life and the coulees. The main floor features a bright and open living area with defined kitchen and dining spaces, 3 bedrooms, full 4 piece bathroom and a 2 piece ensuite off of the primary bedroom. Off of the dining room is a small multi-purpose leading to a back porch and small deck which leads to the great outdoors. Downstairs is a cozy family room with wood burning fireplace, 2 additional bedrooms, 3 piece bathroom and massive storage/cold room which has a walk-up to grade access to the patio areas. The private, mature yard is an oasis complete with fire pit and patio areas for outdoor enjoyment and entertainment. For the car enthusiast, wood worker or crafty individual there is an attached 2 car garage as well as a detached 3 car garage/workshop which has a 10.5' ceiling height as well as RV parking leading up to it. This property is a rare find for anyone looking for space, privacy and functionality without a crowded neighbourhood feeling.