



Anne French  
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Love where you live.

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335 28 Street S  
Lethbridge, Alberta

MLS # A2281909



**\$599,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,071 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Fruit Trees/Shrub(s), Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Granite Counters, Jetted Tub, Separate Entrance, Tankless Hot Water		

**Inclusions:** Fridge, Stove, OTR Microwave, Dishwasher, Garage Door Opener & Remote, Window Coverings

Welcome to 355 28 Street S, a well-located bungalow in a prime South Lethbridge neighbourhood, just minutes from Henderson Lake. Offering 4 bedrooms and 2 & 1/2 bathrooms, this home features a functional layout with spacious living areas and excellent indoor-outdoor flow. Upon entry, a bedroom or office is located to the right, followed by a bright and open living room highlighted by expansive picture windows overlooking the backyard and deck. The spacious living room is complemented by a cosy formal dining area, creating an inviting space for everyday living and entertaining. The kitchen includes a dedicated dining area and connects seamlessly to a comfortable family room with a fireplace and direct access to the back deck. The primary bedroom also features direct access to the deck, complete with a walk-in closet and an ensuite bathroom. The main floor includes an additional spacious bedroom and a 4-pc bathroom complete with a jetted tub. The partially finished basement adds valuable living space, including a bedroom, a framed and prepared area for a future bathroom, and a wrapped fireplace, offering excellent potential for further development or customization. The exterior features a manicured yard with an underground sprinkler system and a durable cinder block fence, providing both functionality and privacy. Additional features include a double attached garage and a highly desirable location just two minutes from Henderson Lake Park, with nearby school bus stops, parks, and everyday amenities. With its prime location, spacious layout, and future potential, this property offers both comfort and flexibility in one of South Lethbridge's most sought-after areas. Please view the video walkthrough in the links tab or on YouTube by searching for the home address; this is a home you'll want to experience in full.

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