

**317 26 Street S**  
**Lethbridge, Alberta**

**MLS # A2287027**



**\$339,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	918 sq.ft.	<b>Age:</b>	1952 (74 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Standard Shaped Lot		

<b>Heating:</b>	Gravity	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Glass, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

Welcome to this charming bungalow in the desirable Glendale neighborhood of Lethbridge! Offering 918 sq. ft. of comfortable living space, this four-bedroom, one-bath home is the perfect opportunity for a first-time homebuyer or savvy investor looking for a solid revenue property. Inside, you'll find a functional layout with bright living spaces and plenty of room for a growing family or tenants. The four bedrooms provide flexibility for kids, guests, or a home office setup. Step outside to enjoy the large, private backyard — ideal for entertaining, gardening, or simply relaxing. The single detached garage with convenient alley access adds extra value, offering secure parking and additional storage space. Located just minutes from schools, shopping, parks, and quick access to Mayor Magrath Drive, this home combines comfort, convenience, and affordability in one great package. If you've been searching for an affordable home in a prime South Lethbridge location, this is one you won't want to miss!