

**320 Leaside Avenue S
Lethbridge, Alberta**

MLS # A2290688



\$385,000

Division:	Glendale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,024 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: n/a

Welcome to this beautifully maintained and thoughtfully designed home offering 4 spacious bedrooms and 2½ bathrooms, perfectly suited for families of all sizes. From the moment you arrive, you’ll appreciate the pride of ownership that shines throughout every corner of this inviting property. Step inside to discover a warm and welcoming layout that blends comfort and functionality. The living spaces provide the perfect setting for both everyday living and entertaining, while the well-appointed kitchen and dining areas create a natural gathering place for family and friends. Each bedroom offers ample space and natural light, and the 2½ bathrooms are tastefully finished for convenience and comfort. This home also features air conditioning to keep you cool during the warm summer months, along with a double detached garage that offers plenty of room for vehicles, storage, or even a workshop space. Ideally located just moments from beautiful Henderson Lake Park, you’ll enjoy easy access to scenic walking paths, green space, playgrounds, and year-round recreational opportunities. Whether it’s morning walks by the water or summer evenings in the park, this location truly enhances your lifestyle. An added bonus is the separate side entrance on the third level, offering additional flexibility and potential for multi-generational living or future development options. Well cared for, ideally situated, and move-in ready, this is a wonderful opportunity to own a home that combines comfort, convenience, and location. Don’t miss your chance to make it yours!