



Anne French
Your REALTOR®
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3315 Parkside Drive S
Lethbridge, Alberta

MLS # A2295028



\$775,000

Division:	Henderson Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,656 sq.ft.	Age:	1950 (76 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, See Remarks, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, washer, dryer, central air, window coverings, garage door opener and 2 remotes

Location! Location! Location! This is a rare opportunity to own a home across from Henderson Lake on North Parkside Drive South on a 60' x 200' lot. In the early 2000's the main floor was completely and rebuilt on the existing foundation with an addition. Features: main floor laundry, 3 bedrooms plus a den(could be a 4th bedroom with a closet added), 3 bathrooms, main floor living room and family room divided by a 3 way fireplace, granite kitchen counters with antique white cabinetry and corner pantry, deck, 24 x 24 detached garage, mature trees, parking for 10 vehicles or RV and more. Adding additional bedrooms is a possibility.