



Anne French
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519 28 Street S
Lethbridge, Alberta

MLS # A2316710



\$459,500

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,260 sq.ft.	Age:	1962 (64 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Alley Access, Attached Carport, Driveway, Single Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: fridge, stove, dishwasher, window coverings, garage door opener & control, washer, dryer, reverse osmosis water system, fridge downstairs, microwave, pool table, central air conditioner

Welcome to this fantastic 1,260 sq. ft. bungalow, ideally located just steps from parks, pathways, Henderson Lake, Spitz Stadium, tennis courts, the swimming pool, and the excitement of Whoop-Up Days. This home offers a rare combination of location, comfort, and character. Over the years, numerous updates have been completed, including front windows, kitchen cabinetry with beautiful quartz counter tops, exterior doors, electrical panel, forced-air furnace, and many additional cosmetic improvements. The main floor features a bright, spacious living room, an open kitchen and dining area, three bedrooms, and a 4-piece bathroom. The lower level offers a massive recreation room complete with a wine-making/kitchen area, a large den, laundry room, and 2 piece bath with roughed-in shower. One of the home's standout features is the incredible 13'5" x 28' sun room—a wonderful year-round living space highlighted by a soaring wood-burning fireplace that creates a warm and inviting atmosphere. Adding to the appeal is a 14' x 29' attached garage, plus an additional carport, providing ample parking and storage. A home with this much character, space, and such an unbeatable location rarely comes to market. Don't miss this unique opportunity to own a truly special bungalow in one of Lethbridge's most desirable neighborhoods.