



Anne French
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Love where you live.

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501 26 Street S
Lethbridge, Alberta

MLS # A2318141



\$419,900

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	952 sq.ft.	Age:	1950 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Range Hood, Washer, Dryer, Freezer, Central Air Conditioner, Humidifier, Window Coverings, Sump Pump, Greenhouse, Shed

Welcome to this beautifully updated bungalow in the heart of Glendale, where timeless mid-century character meets modern comfort and efficiency. Situated on a generous 6,124 sq. ft. lot, this well-maintained home offers 952 sq. ft. with four bedrooms and two full bathrooms, providing flexible living space for families, professionals, or those looking to downsize without compromise. Step inside to discover a bright and inviting main floor featuring original hardwood flooring throughout much of the main floor and a spacious living room highlighted by large windows, a cozy gas fireplace, and an original plaster ceiling that preserves the home's distinctive mid-century charm. The well-appointed kitchen offers a functional layout for everyday living and entertaining, while the main level is completed by a comfortable primary bedroom, a second bedroom, and a full bathroom. The fully developed lower level expands your living space with a large family room, an additional bedroom, a bonus room, a second bathroom, and a dedicated laundry area, creating plenty of room for guests, hobbies, a home office, or growing families. Outside, the oversized backyard with a greenhouse offers endless possibilities to create your own outdoor retreat, whether you envision gardens, play space, entertaining areas, or future landscaping projects. An insulated single garage provides added convenience year-round. Thoughtfully renovated with efficiency and long-term comfort in mind, this home features a newer furnace (2021), hot water tank (2024), humidifier (2024), spray foam basement insulation, updated windows, weeping tile and sump pump, newer roof and renovated basement. Located in the established community of Glendale, you'll enjoy mature trees, nearby parks, schools, shopping, and easy access to amenities, making this a wonderful place to call home.