Anne French
Your REALTOR®
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526 33 Street S
Lethbridge, Alberta

MLS # A2319693

$495,000

Division:	Glendale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,720 sq.ft.	**Age:**	1977 (49 yrs old)
Beds:	5	**Baths:**	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	r-l
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home		

Inclusions: n/a

Located at 526 33 St S, just a short walk to the amazing Henderson Lake Park. One lucky family is going to live in this awesome house. Amazing opportunity awaits in this 2 storey home that features newer appliances, newer furnace and central air conditioning unit. Three generous sized bedrooms up, with the primary having a 2 piece washroom. The main floor has laundry with lots of storage, a very large mud room with a crazy amount of storage, a galley style kitchen and a bright living room with a wood burning fireplace. Downstairs is rarely used and has new carpet and paint, 2 more bedrooms, a full bath and a family room with another fireplace. Outside has a private yard with a cozy covered deck and a 22x18 heated detached garage. If you can tear yourself away from all this you will certainly enjoy walking to Henderson Lake as its only a few blocks away.

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