

**316 Leaside Avenue S
Lethbridge, Alberta**

MLS # A2319963



\$410,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	897 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: Shed

Welcome to this well-maintained 4-bedroom, 2-bathroom home located in a family-friendly neighborhood just minutes from parks, schools, and recreation. Step inside to discover a bright open-concept layout filled with abundant natural light, creating a warm and inviting atmosphere throughout. The kitchen features quality Adora cabinetry and flows seamlessly into the main living areas—perfect for everyday living and entertaining. Enjoy year-round comfort with central air conditioning. Outside, you'll find a large backyard offering plenty of space for children, pets, gardening, or summer gatherings. Relax or entertain on either of the home's two decks, and take advantage of the convenient shed and under-deck storage for all your seasonal and outdoor equipment. Additional features include a 2-car driveway and a fantastic location just 8 blocks from Henderson Lake and Exhibition Park, and only 4 blocks from General Stewart Elementary School. This home combines comfort, functionality, and an excellent location—making it the perfect place to call home.