



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

2615 3 Avenue S  
Lethbridge, Alberta

MLS # A2215032



**\$569,900**

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,034 sq.ft.	Age:	1954 (71 yrs old)
Beds:	5	Baths:	2
Garage:	Quad or More Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

**Inclusions:** Garage heaters (x2)

Welcome to this beautifully cared-for bungalow in the heart of sought-after south Lethbridge. Nestled on a generous corner lot, this home offers space, style, and standout features that are hard to find. Step inside to a sun-soaked main floor where natural light pours through the large south-facing window, highlighting a stunning stone feature wall in the spacious living room. The updated kitchen is both tasteful and functional - perfect for daily living or entertaining guests. You'll also find two well-sized bedrooms and a full bathroom upstairs, creating a cozy yet elegant retreat. The fully developed basement offers incredible flexibility with three additional bedrooms, another full bathroom, a large rec room, and laundry space - ideal for growing families, multigenerational living, or guests. But what really sets this property apart? The garage space. Not one, but two oversized garages are connected directly to the home - perfect for your vehicles, toys, tools, or even a home-based business. With low-maintenance landscaping, a cinderblock fence, custom lighting, and a lovely patio, the backyard is your private oasis. Built for relaxing, not yard work. Other perks include central A/C, ample off-street parking, and a location that puts you minutes from schools, shopping, and parks. This is more than a home - it's a lifestyle upgrade. Call your real estate professional for your private viewing today!