



**GRASSROOTS**  
REALTY GROUP

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**3605 22 Avenue S  
Lethbridge, Alberta**

**MLS # A2215065**



**\$450,000**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,196 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Garden, Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding		

**Inclusions:** N/A

You found it! Your dream home in the heart of Lethbridge's charming Lakeview community! This beautifully maintained 5-bedroom, bi-level home offers the perfect blend of comfort and convenience, ideally situated steps from serene Sequoia Park. With 3 spacious bedrooms upstairs and 2 additional bedrooms downstairs, this home is perfect for growing families, multi-generational living, or those seeking extra space for a home office or guest rooms. The main level features a bright and open living area with large windows, a modern kitchen with ample cabinetry, and a dining space perfect for family gatherings. Downstairs, the fully developed basement includes a cozy family room, two bedrooms, and a full bathroom, offering plenty of living space. The home is nestled in a quiet, family-friendly neighborhood on a dead-end street, just minutes from Mayor Magrath Drive, providing easy access to shopping, dining, and entertainment. Enjoy nearby Lakeview Park's green spaces and walking paths, or take a short stroll to Henderson Lake Park for outdoor adventures. A 2 car garage in the alley gives you great secure parking, or a perfect little shop/man cave. With its prime location, functional layout, and proximity to schools, parks, and amenities, this Lakeview gem is a rare find. Don't miss your chance to own a home that combines modern living with the best of Southern Alberta's lifestyle!