



GRASSROOTS
REALTY GROUP

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318 26 Street S
Lethbridge, Alberta

MLS # A2217889



\$430,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,222 sq.ft.	Age:	1953 (72 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Standard Shaped Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Separate Entrance, Storage		

Inclusions: N/A

Mature trees, quiet neighborhood, great access to amenities and Henderson Lake, it must be Glendale! This home offers the character, charm and space you've been looking for! This practical floor plan has seen upgrades over the years - an open living, kitchen and dining area with well sized island and plenty of space to cook! There are 3 bedrooms upstairs that share a 4 piece bathroom. Heading downstairs there is a separate entrance with access to your cozy backyard. The finished basement offers a designated laundry room, well sized family room with flex space, 2 more bedrooms and a piece bathroom! The backyard has a detached garage (currently being rented with office space), patio, alley access and plentiful lawn to enjoy this summer.