



**GRASSROOTS**  
REALTY GROUP

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**318 26 Street S**  
**Lethbridge, Alberta**

**MLS # A2217889**



**\$430,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,550 sq.ft.	<b>Age:</b>	1953 (72 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Landscaped, Standard Shaped Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.