



GRASSROOTS
REALTY GROUP

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310 26 Street S
Lethbridge, Alberta

MLS # A2223026



\$389,999

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,220 sq.ft.	Age:	1953 (72 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Central	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Siding	Zoning:	R-L
Foundation:	Block	Utilities:	-
Features:	Chandelier, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Basement Fridge, Stove, Dishwasher.

Welcome to this well-maintained 5 bedroom, 2 bathroom bungalow nestled in a sought-after Southside neighbourhood. With 1,220 sq ft of thoughtfully designed living space, this home combines character, functionality, and income potential. Step inside to find gleaming hardwood floors that flow through a spacious living room and dining area, perfect for entertaining or relaxing with family. The large vinyl windows throughout the main floor allow for plenty of natural light, creating a warm and inviting atmosphere. The main floor features 3 good sized bedrooms as well as a 4 pc bathroom. The illegal basement suite offers a fantastic mortgage helper, featuring a separate entrance, kitchen, 2 bedrooms and a bathroom. Enjoy the convenience of a double detached garage, plus a rear parking pad creating ample parking for all your needs. Located in a quiet, family-friendly neighbourhood close to parks, schools and just a few blocks from Henderson Lake!