



**GRASSROOTS**  
REALTY GROUP

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

**306 Normandy Road S  
Lethbridge, Alberta**

**MLS # A2231631**



**\$455,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,088 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport, Double Garage Detached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Lawn, Rectangular Lot, Secluded		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Separate Entrance, Skylight(s), Vaulted Ceiling(s), Wet Bar		

**Inclusions:** fridge, stove, dishwasher window coverings, garage door opener & control, washer, dryer, deep freeze

A Rare Opportunity in One of the City's Most Sought-After Neighborhoods! Welcome to 306 Normandy Road, a lovingly maintained 1088 sqft bi-level home situated on one of the most picturesque, tree-lined streets in town. Homes in this area rarely come on the market &mdash; and with the same owner for over 48 years, this is your chance to be part of a truly special neighborhood. Location, Location, Location! This home offers the perfect blend of tranquility and convenience. Just a short walk too: Henderson lake &mdash; ideal for evening strolls or peaceful mornings, Spitz ball park, tennis courts, swimming pool, and playgrounds. Family-friendly streets, mature trees, and a strong sense of pride of ownership define this community. Whether you're raising a family or seeking a serene retreat, this neighborhood offers a lifestyle that's hard to match. Inside, you'll find a practical and inviting layout with 2 bedrooms upstairs and 2 down, 2 bathrooms, plus a separate basement entrance &mdash; perfect for added flexibility. Outside features include: 24' x 28' detached garage, ideal for hobbyists, projects, or storage. Plus there's the bonus of having a Carport + RV parking & Rear lane access. Mature trees, established landscaping, and excellent curb appeal. This home is ready for its next chapter &mdash; and it's looking for a family to carry on its legacy and make it their own. Call your favorite REALTOR® to view 306 Normandy Road. You're not just buying a home &mdash; you're joining a neighborhood.