



**GRASSROOTS**  
REALTY GROUP

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**505 26 Street S**  
**Lethbridge, Alberta**

**MLS # A2231632**



**\$399,500**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	943 sq.ft.	<b>Age:</b>	1951 (74 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Garage Door Opener

Charming 4-Bedroom Home in a great South Lethbridge Location This well-maintained and tastefully updated 4-bedroom, 2-bathroom South side home is located on a large lot, just minutes from Henderson Lake with its walking paths, playgrounds and water park. The property has been thoughtfully maintained and upgraded over the years, including fully renovated kitchen and bathrooms. Nestled in a mature, well-kept neighborhood, this home offers quick access to Mayor Magrath Drive and Crowsnest Trail, making commutes and city connections a breeze. The large 25x27 ft. detached double garage provides ample space for vehicles, storage, or a workshop. Whether you're enjoying the charm of the established area or the convenience of its central location, this home is a perfect fit for families or anyone looking for space and comfort in a desirable part of Lethbridge.