



GRASSROOTS
REALTY GROUP

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318 26 Street S
Lethbridge, Alberta

MLS # A2232521



\$425,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,222 sq.ft.	Age:	1953 (72 yrs old)
Beds:	5	Baths:	2
Garage:	Converted Garage, See Remarks		
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: Fridge, stove, dishwasher, washer, dryer, window coverings

Endless potential in this family home in desirable Glendale! Located on a quiet, tree-lined street near Henderson Lake and zoned for desirable General Stewart School, this upgraded home offers 3 bedrooms up, an open-concept main floor with a spacious kitchen island, and a side entrance leading to your finished basement. With 2 more bedrooms, a large family room, laundry, pool table, and a 3-piece bath, your innovation can make the basement an easy option to suite for revenue. In the large back yard you'll find your detached, 25.5 X 11.2 garage that has been converted into a finished, insulated space — perfect for a home office, studio, business, or guest space. There's still room to build another garage and maintain your private backyard with patio, alley access, and plenty of lawn to relax or entertain! Welcome home!