



**GRASSROOTS**  
REALTY GROUP

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**2914 6 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2238950**



**\$377,770**

<b>Division:</b>	Henderson Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	1951 (74 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Side, Off Street, See Remarks		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** NA

Just steps from Henderson Lake, this well-maintained 2 bedroom, 1 bath bungalow offers comfortable, accessible living in one of Lethbridge's most sought after neighborhoods. Flooded with natural light from large windows, the home features a bright and welcoming layout, ideal for those seeking single-level living (no basement) . The spacious breezeway (17'10" x 8'11") connects the house to a single garage and doubles as a sunny flex space or cozy sunroom. Set on a generous size fully fenced lot (over 7000 sq ft), the property offers both front and back areas perfect for gardening, entertaining, or relaxing in privacy. Additional features include mobility-friendly design with minimal steps, a mature quiet neighborhood, just 1/2 block from the lake and park paths, great curb appeal and the opportunity to personalize. Whether you're a first time buyer, retiree, or Investor, this charming home is move-in ready with tons of potential!