



GRASSROOTS
REALTY GROUP

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429 Normandy Road S
Lethbridge, Alberta

MLS # A2250038



\$450,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,011 sq.ft.	Age:	1972 (53 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Drive Through, Driveway, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Private, Street Light		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum, Slate
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: NONE

Welcome to 429 Normandy Road South. This charming bungalow sits in one of the city's most sought-after neighborhoods, offering the perfect blend of comfort and convenience. Step inside to an open-concept kitchen, dining, and living room filled with natural light – an ideal space for entertaining or relaxing with family. The main floor features 2 bedrooms and a functional layout that feels warm and inviting. Downstairs, the basement provides endless possibilities – create a family rec room, bedroom, guest suite, or home gym to suit your lifestyle. There is already a bathroom downstairs. Outside, you'll find a large lot with plenty of room to enjoy, plus a heated 24' x 21' garage that's perfect for vehicles, hobbies, or extra storage. There is a large concrete pad in the backyard, perfect for parking your RV or Trailer, or build a second garage! Located close to schools, parks, and green spaces, this home offers both convenience and community in a beautiful setting. Don't miss the opportunity to make this bungalow your own!