



GRASSROOTS
REALTY GROUP

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**417 Normandy Road S
Lethbridge, Alberta**

MLS # A2259826



\$464,900

Division:	Glendale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,194 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Driveway, Garage Faces Front, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Sump Pump(s)		

Inclusions: Upper suite: fridge, stove, dishwasher, (countertop) oven, window coverings/hardware, washer, dryer, A/C, garage door opener + remote, fire pit (backyard). Lower suite: fridge, stove, washer, dryer, window coverings/hardware, freestanding white cabinet in spare bedroom, electric fireplace, sauna equipment in garage

Perfect location + perfect space = perfect property for a first time buyer or investor! This well maintained 4-level split is illegally suited with a private basement entry at the back of the home. The spacious upper level suite is vacant and ready to go, with a sunny living room, a dining area that opens onto the backyard, and tons of counter space in your kitchen. Upstairs you'll find 3 bedrooms and a 5-piece bath with double vanity. The basement suite includes 2 bedrooms, a 3-piece bath, cute kitchen, massive family room, plus a laundry room with a large, shelved storage area. Outside there is all the parking you'll need, including a super-single detached garage, front driveway, plus 2 parking spots at the back. Best of all? You're situated on a cozy, tree-lined street just steps away from Henderson Lake and various south Lethbridge amenities. This 5-bedroom home is an incredible investment for anyone looking to secure real estate in a gorgeous up-and-coming neighbourhood!