



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2402 5th Avenue S
Lethbridge, Alberta

MLS # A2266071



\$475,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,057 sq.ft.	Age:	1951 (74 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: fridge, stove, dishwasher, washer, dryer

This beautifully renovated home in South Lethbridge's sought-after Glendale neighborhood is move-in ready and packed with impressive updates from top to bottom. What was once a great opportunity has now been completely transformed—offering modern style, thoughtful finishes, and comfortable living in a prime location. Set on a spacious corner lot, the property provides excellent outdoor space for families, gardening, or simply relaxing in your private backyard. With alley access and a double garage, you'll appreciate both convenience and room for future ideas. Inside, the main floor has been refreshed to create a bright, inviting layout featuring two generous bedrooms, a warm and welcoming family room, a dedicated dining space, and a beautifully updated kitchen. Every room feels fresh, functional, and ready for everyday living or entertaining. Each level includes a full 4-piece bathroom, adding ease for families or guests. The renovated basement offers two large rooms that can flex to your needs—additional bedrooms, a home theatre, gym, office, or cozy rec space. You'll also find a separate laundry room and ample storage to keep life organized. Beyond the walls, the location is hard to beat. Nestled in the heart of Glendale, you're just steps from shopping and daily conveniences. Within five minutes you can reach downtown, multiple schools, Henderson Lake, the golf course, the pool, and the Japanese Gardens. Quick access to major routes makes getting around the city effortless. This home is fully refreshed, beautifully finished, and ready for its next chapter. Don't miss your chance to own a turnkey property in one of the city's most desirable neighborhoods—book your showing today with your favorite REALTOR®.

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