



317 26 Street S
Lethbridge, Alberta

MLS # A2287027



\$329,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	918 sq.ft.	Age:	1952 (74 yrs old)
Beds:	4	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Standard Shaped Lot		

Heating:	Gravity	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Glass, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Garage door opener (as is), dishwasher (as is)

Welcome to this charming bungalow in the desirable Glendale neighborhood of Lethbridge! Offering 918 sq. ft. of comfortable living space, this four-bedroom, one-bath home is the perfect opportunity for a first-time homebuyer or savvy investor looking for a solid revenue property. Inside, you'll find a functional layout with bright living spaces and plenty of room for a growing family or tenants. The four bedrooms provide flexibility for kids, guests, or a home office setup. Step outside to enjoy the large, private backyard — ideal for entertaining, gardening, or simply relaxing. The single detached garage with convenient alley access adds extra value, offering secure parking and additional storage space. Located just minutes from schools, shopping, parks, and quick access to Mayor Magrath Drive, this home combines comfort, convenience, and affordability in one great package. If you've been searching for an affordable home in a prime South Lethbridge location, this is one you won't want to miss!