



**320 Leaside Avenue S  
Lethbridge, Alberta**

**MLS # A2290688**



**\$385,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,024 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** n/a

Welcome to this beautifully maintained and thoughtfully designed home offering 4 spacious bedrooms and 2½ bathrooms, perfectly suited for families of all sizes. From the moment you arrive, you’ll appreciate the pride of ownership that shines throughout every corner of this inviting property. Step inside to discover a warm and welcoming layout that blends comfort and functionality. The living spaces provide the perfect setting for both everyday living and entertaining, while the well-appointed kitchen and dining areas create a natural gathering place for family and friends. Each bedroom offers ample space and natural light, and the 2½ bathrooms are tastefully finished for convenience and comfort. This home also features air conditioning to keep you cool during the warm summer months, along with a double detached garage that offers plenty of room for vehicles, storage, or even a workshop space. Ideally located just moments from beautiful Henderson Lake Park, you’ll enjoy easy access to scenic walking paths, green space, playgrounds, and year-round recreational opportunities. Whether it’s morning walks by the water or summer evenings in the park, this location truly enhances your lifestyle. An added bonus is the separate side entrance on the third level, offering additional flexibility and potential for multi-generational living or future development options. Well cared for, ideally situated, and move-in ready, this is a wonderful opportunity to own a home that combines comfort, convenience, and location. Don’t miss your chance to make it yours!