



**3520 South Parkside Drive S
Lethbridge, Alberta**

MLS # A2114070



\$459,900

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,887 sq.ft.	Age:	1961 (63 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Sump Pump(s)		

Inclusions: n/a

Welcome to South Parkside DR. This spacious, fully developed bungalow offers a fantastic opportunity for a fresh start. Positioned in a highly desirable area across from Henderson Lake Golf Course and Park, this home is ready for your renovation ideas to bring it to its full potential. The main floor features a cozy sunroom with a wood-burning fireplace, perfect for relaxing and enjoying your morning coffee. There are two bedrooms on the main floor, including a primary with a 5-piece ensuite bathroom. An additional 5-piece bathroom serves the second bedroom and guests. The lower level boasts a huge family room, ideal for entertaining or creating a recreational space. The property includes an attached single garage and an additional garage in the back, providing ample parking and storage options. Don't miss out on the chance to create your dream home in this beautiful location!