



**GRASSROOTS**  
REALTY GROUP

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

406 28 Street S  
Lethbridge, Alberta

MLS # A2143331



**\$410,000**

Division:	Glendale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	906 sq.ft.	Age:	1952 (72 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

**Inclusions:** Any and all items in home can be included as well as planters outside. The old chairs and wine rack will not be included.

Step into this charming 3-bedroom, 2-bathroom bungalow ideally nestled just steps from Henderson and mere moments from highway 3. Immaculately renovated inside and out, this home promises a blend of comfort and style that's sure to impress. Approaching from the front, you're greeted by a meticulously maintained lawn and picturesque flower beds adorned with lush mulch and perennial blooms. Step inside to discover a tranquil porch leading into a spacious living area flooded with natural light. The main floor boasts two generously sized bedrooms and a beautifully appointed bathroom. The kitchen is a chef's delight, featuring all-new cabinets and appliances, including a sleek gas range with the option for electric. Downstairs, a fully finished basement offers additional living space with a bedroom, bathroom, kitchen, and a notably spacious laundry room. Every detail has been carefully considered, from the replacement of all windows and exterior siding to the installation of a newer roof. A brand-new furnace and hot water heater ensure peace of mind for years to come, addressing major homeowner expenses. Outside, the backyard oasis awaits, complete with expansive mulch and low-maintenance raised beds encircling the property. Enjoy gatherings under the shade of a substantial gazebo set upon a sizable concrete pad. Additionally, a single-car garage, insulated and climate-controlled, stands ready to accommodate your vehicles and hobbies. With so much to offer, this exceptional property is destined to be snatched up quickly. Don't miss your chance—schedule a showing today with your preferred real estate professional and make this house your new home!