



**349 Leaside Avenue S  
Lethbridge, Alberta**

**MLS # A2146352**



**\$409,900**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,014 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Private		

**Heating:** Central, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Separate Entrance, Skylight(s), Tankless Hot Water

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** residential

**Utilities:** -

**Inclusions:** N/A

Situated minutes away from the picturesque Henderson park, it invites leisurely strolls and outdoor activities with family and friends. This well kept 4 level split offers 3 good sized bedrooms, a beautiful kitchen with modern appliances. In the basement you will find a large family room with a cozy fireplace. There is also a heated single attached garage and a generous backyard for outdoor enjoyment. New roof, newer water tank. Don't miss out on this one!