



417 25 Street S  
Lethbridge, Alberta

MLS # A2181995



**\$374,900**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	920 sq.ft.	<b>Age:</b>	1952 (72 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, On Street, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Hardwood, Tile, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Concrete

**Foundation:** Poured Concrete

**Features:** Built-in Features, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** Portable A/C Unit, Second Fridge, Second Stove, Second Dishwasher

Welcome to this well-maintained 2-bedroom, 1-bathroom home with an illegal one-bedroom basement suite in the Glendale neighborhood. The main level offers bright and spacious living areas and boasts two generous bedrooms with plenty of natural light. The lower level features a fully redone basement suite (2020), perfect for guests or rental income. Other updates in 2020 include a new furnace, some windows and fresh paint throughout the home. Enjoy year-round relaxation in the 3-season flex room with a cozy wood-burning fireplace — an ideal hobby space to unwind or entertain. A single garage with alley access completes the property. The home is in an excellent location, walking distance to Henderson Lake and just minutes from schools, shopping, public transit, and local restaurants. Contact your REALTOR®; today to book a showing.