



**526 33 Street S**  
**Lethbridge, Alberta**

**MLS # A2199121**



**\$445,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,720 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	r-l
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** n/a

One lucky family is going to live in this awesome house. Amazing potential in this 2 storey home that features newer appliances, new furnace and central air conditioning unit. Three generous sized bedrooms up, with the primary having a 2 piece washroom. The main floor has laundry, a large galley style kitchen and a bright living room with a wood burning fireplace. Downstairs has 2 more bedrooms, a full bath and a family room with another fireplace. Portions of the basement had a sewer backup and remediation and renovation are currently under way that will offer new drywall, paint and flooring. Outside has a private yard with a covered deck and a 20x24 heated detached garage. If you can tear yourself away from all this you will certainly enjoy walking to Henderson Lake as its only a few blocks away.