



526 33 Street S
Lethbridge, Alberta

MLS # A2199121



\$445,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	r-l
Foundation:	Poured Concrete	Utilities:	-
Features:	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.