



518 33 Street S
Lethbridge, Alberta

MLS # A2200594



\$369,500

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,318 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport, Concrete Driveway, Covered, Front Drive, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Interior Lot, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: kitchen shelves

Hard to find an original one owner Bungalow in a mature south side neighborhood like Glendale! This home has a very practical floorplan for the young family starting out. If you have elementary kids General Stewart Elementary School is the best kept secret in Lethbridge with it's smaller classrooms and amazing teachers!! Another great feature you will be sure to love is the walking distance to Henderson Lake, outdoor swimming pool, tennis courts, skatepark, ball diamonds, skating rink, farmers market at the Ag Hub and this location allows easy highway access if you commute to industrial park or work outside the city.. Now take a peek inside this house!! There are three bedrooms on the main floor, with a 3 piece ensuite in the Primary bedroom! For 1980 this was an upper scale home! Constructed so solid, any buyer should appreciate the history of the owners knowledge of the house and neighborhood . The livingroom features a cozy fireplace, and is open to a separate dining area so you do not see the mess in the kitchen while enjoying the family supper! Another great feature is the unspoiled basement which means no dismantling 80's construction choices like old paneling, shag carpets and bad layouts!!, Full view of the foundation, and concrete floor is visible so you will see how solid this home is.!! There is Roughed- in plumbing for a 3rd bathroom, and ready to design the way you want it!! The backyard is easy to maintain with garden spots , nicely landscaped yard and the covered deck is off the kitchen making this ideal for barbeques and backyard access. The front covered carport is almost as good as having a double garage. The neighbors have been awesome and this owner will be sad to say good-bye but it is time to down-size and open other chapters!! Let this home be your next story!