

# \$545,000 - 2615 3 Avenue S, Lethbridge

MLS® #A2215032

**\$545,000**

5 Bedroom, 2.00 Bathroom, 1,034 sqft

Residential on 0.18 Acres

Glendale, Lethbridge, Alberta

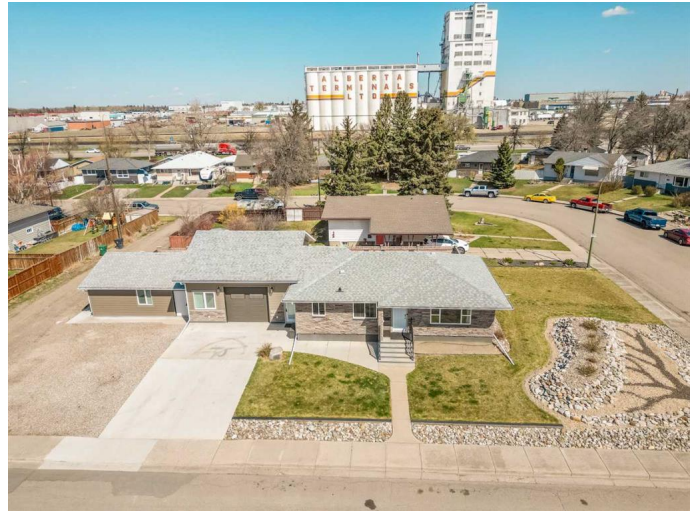
Welcome to this beautifully cared-for bungalow in the heart of sought-after south Lethbridge. Nestled on a generous corner lot, this home offers space, style, and standout features that are hard to find.

Step inside to a sun-soaked main floor where natural light pours through the large south-facing window, highlighting a stunning stone feature wall in the spacious living room. The updated kitchen is both tasteful and functional - perfect for daily living or entertaining guests. You'll also find two well-sized bedrooms and a full bathroom upstairs, creating a cozy yet elegant retreat.

The fully developed basement offers incredible flexibility with three additional bedrooms, another full bathroom, a large rec room, and laundry space - ideal for growing families, multigenerational living, or guests.

But what really sets this property apart? The garage space. Not one, but two oversized garages are connected directly to the home - perfect for your vehicles, toys, tools, or even a home-based business. With low-maintenance landscaping, a cinderblock fence, custom lighting, and a lovely patio, the backyard is your private oasis. Built for relaxing, not yard work.

Other perks include central A/C, ample off-street parking, and a location that puts you



minutes from schools, shopping, and parks.

This is more than a home - it's a lifestyle upgrade. Call your real estate professional for your private viewing today!

Built in 1954

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2215032    |
| Price          | \$545,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,034       |
| Acres          | 0.18        |
| Year Built     | 1954        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2615 3 Avenue S |
| Subdivision | Glendale        |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1J 0M3         |

### Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 6                     |
| Parking        | Quad or More Attached |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                       |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                        |

|              |                |
|--------------|----------------|
| Cooling      | Central Air    |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard, Lighting                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Corner Lot |
| Roof              | Asphalt Shingle                                          |
| Construction      | Cement Fiber Board                                       |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 98               |
| Zoning         | R-L              |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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