

# \$569,900 - 2615 3 Avenue S, Lethbridge

MLS® #A2215032

**\$569,900**

5 Bedroom, 2.00 Bathroom, 1,034 sqft

Residential on 0.18 Acres

Glendale, Lethbridge, Alberta

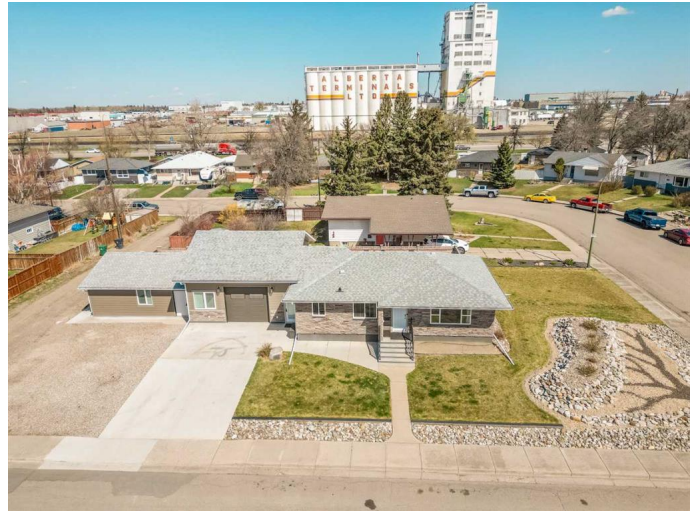
Welcome to this beautifully cared-for bungalow in the heart of sought-after south Lethbridge. Nestled on a generous corner lot, this home offers space, style, and standout features that are hard to find.

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	\$569,900
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	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	April 26th, 2025
Days on Market	52
Zoning	R-L

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.