



Anne French
Your REALTOR®
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349 Leaside Avenue S
Lethbridge, Alberta

MLS # A2160590



\$384,900

Division:	Glendale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,014 sq.ft.	Age:	1981 (43 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance, Skylight(s)		

Inclusions: N/A

Situated minutes away from the picturesque Henderson park, it invites leisurely strolls and outdoor activities with family and friends. This stunning 4-level split is everything you've been dreaming of! All bedrooms are nestled on the top level, with the master suite boasting an 2pc ensuite and an expansive wall of built-in closet space. Bedroom 3 is a hidden gem with a charming built-in nook! The main floor kitchen includes stainless steel appliances, a sleek ice dispenser in the fridge, stone countertops, and a sunny skylight. The dining room is perfect for all gatherings! The main floor living room is pure comfort, featuring a cozy gas fireplace, a stylish faux wood wall, and a wall of south-facing windows flooding the space with natural light. The third level family room also delights with another gas fireplace, built-in shelving, and an extra bonus closet—storage galore! The finished fourth level is a versatile haven with a den/office, additional open shelving in the bathroom, and a spacious laundry room complete with a built-in ironing board and even more storage! There is also a heated single attached garage and a generous backyard for outdoor enjoyment. New roof, newer water tank. Don't miss out on this one!