



Anne French
Your REALTOR®
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417 25 Street S
Lethbridge, Alberta

MLS # A2181995



\$374,900

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	920 sq.ft.	Age:	1952 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, On Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home		

Inclusions: Portable A/C Unit, Second Fridge, Second Stove, Second Dishwasher

Welcome to this well-maintained 2-bedroom, 1-bathroom home with an illegal one-bedroom basement suite in the Glendale neighborhood. The main level offers bright and spacious living areas and boasts two generous bedrooms with plenty of natural light. The lower level features a fully redone basement suite (2020), perfect for guests or rental income. Other updates in 2020 include a new furnace, some windows and fresh paint throughout the home. Enjoy year-round relaxation in the 3-season flex room with a cozy wood-burning fireplace — an ideal hobby space to unwind or entertain. A single garage with alley access completes the property. The home is in an excellent location, walking distance to Henderson Lake and just minutes from schools, shopping, public transit, and local restaurants. Contact your REALTOR® today to book a showing.