



Anne French  
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Love where you live.

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1015 32 Street S  
Lethbridge, Alberta

MLS # A2201248



**\$414,900**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,049 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** Stove, Fridge, Microwave, and Hood Fan in basement

Location, location, location! This beautiful 1,049 sq ft bungalow is nestled in an unbeatable spot within walking distance of Henderson Lake, the golf course, and the Lethbridge Exhibition/Agri Foods Hub. Whether you're looking for a cozy home or an investment opportunity, this property offers it all. The main floor features a spacious living room that's flooded with natural light, creating a warm and inviting atmosphere. With 3 comfortable bedrooms and 1 well-maintained bathroom, this home offers plenty of room for family living. The separate entrance to the downstairs illegal suite adds an incredible benefit for rental income, making this a great option for investors or those looking to offset their mortgage. The suite downstairs is complete with 2 bedrooms, 1 bathroom, and a cozy living area — perfect for tenants or extended family. Outside, the large backyard provides a private, peaceful space to unwind and enjoy the outdoors. The double detached garage offers ample storage or workspace, and central AC ensures comfort year-round. This home is located on a quiet street in a peaceful neighborhood, with pride of ownership and meticulous upkeep evident throughout. Don't miss out on this rare opportunity to own a fantastic home with suite potential in a prime location! Don't miss your chance to own this remarkable property—contact your REALTOR® and schedule a showing today.