



**321 Normandy Road S
Lethbridge, Alberta**

MLS # A2306776



\$699,900

Division:	Glendale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,538 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn, Private, See Remarks, S		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge (upstairs), Gas Stove (upstairs), Dishwasher, All-in-One Washer/Dryer (upstairs), Fridge (basement), Washer & Dryer (basement), Central Air (upstairs), All Window Coverings, Garage Door Opener + 2 Remotes, Garden Box, 2 Sheds, Solar Panels

Wow! That's one way to describe this EXTENSIVELY UPDATED and large bi-level, located in a sought-after neighborhood within walking distance to Henderson Lake. This is not your 'cookie-cutter' floorplan! The main floor features a bright, open concept with vaulted ceilings & wood beams, 3 large bedrooms, laundry and 1.5 baths. The basement has a newer LEGAL BASEMENT SUITE with quartz countertops, 2 spacious bedrooms, 1.5 baths, separate laundry and private entrance. Now, let's talk updates... windows, vinyl plank flooring, kitchen countertops, moulding & eating bar, window coverings, metal railing, light fixtures, electric panel, 2 furnaces (2020) and a new hot water tank. The backyard is huge and features 2 sheds, garden box and trees. There's an upper level deck with dura-decking, glass & privacy blinds and there's newly installed SOLAR PANELS! The attached double garage measures 22 x 27 with tall dual doors & mezzanine. This property has too many features to mention and you will want to see it in person!