



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1019 Glacier Drive S
Lethbridge, Alberta**

MLS # A2328372



\$649,900

Division:	Lakeview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,537 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions: Bsmt fridge, Bsmt stove, Firewood

Location is everything, and this home delivers. Situated on a corner lot across from a greenspace in the highly sought-after Lakeview neighbourhood, you'll love being close to Henderson Lake, walking paths, Henderson Lake Golf Course, schools, parks, and many everyday amenities. This renovated bi-level offers the space, layout, and flexibility that so many buyers are looking for. The open-concept main floor features a gorgeous renovated kitchen with an oversized island, spacious dining area, and comfortable living room filled with natural light from the west-facing windows. The enclosed sunroom provides additional living space to enjoy throughout the seasons. Offering a total of 4 bedrooms and 3 bathrooms, including 3 bedrooms on the main floor, a primary bedroom with a full ensuite, and a double attached garage, this home is perfect for families or anyone looking for more space. The separate basement entrance leads to an illegal suite, creating a fantastic opportunity for multi-generational living or for someone looking to generate additional income to help with the mortgage. Whether you're accommodating family or exploring rental potential, this home offers flexibility for your lifestyle. Recent updates include the renovated interior, roof (2020), furnace (2019), and hot water tank (2019), giving you peace of mind and allowing you to simply move in and enjoy. Homes in this location don't come along often. If you've been looking for a home that combines a fantastic neighbourhood, functional living space, and income potential, this one is worth a look.