



GRASSROOTS
REALTY GROUP

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1402 5 Avenue S
Lethbridge, Alberta

MLS # A2331039



\$449,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,419 sq.ft.	Age:	1911 (115 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	City Lot, Corner Lot, Landscaped, Lawn, Private, Standard Shaped Lot, Street		

Heating:	Boiler	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings		

Inclusions: Window coverings, backyard play structure, hot tub and kitchen cabinet on north wall

Visit REALTOR® website for additional information. Located in one of South Lethbridge's most desirable neighbourhoods, this stunning 3-bedroom, 2-bathroom heritage home offers the perfect blend of timeless character and everyday comfort. Rich in charm and filled with natural light, this home showcases the craftsmanship of a bygone era while providing the modern conveniences today's buyers are looking for. The thoughtfully designed layout features inviting living spaces perfect for gathering with family and friends, while the fully finished basement adds valuable living space for a recreation room, home office, or gym. Every corner of this home has been designed to feel warm, welcoming, and functional. Step outside and discover your own private backyard oasis. Soak in the hot tub under the stars, host summer barbecues, or simply relax and enjoy the peaceful setting after a busy day. Situated in the heart of South Lethbridge, you'll love being just moments from parks, schools, shopping, restaurants, walking paths, and downtown amenities. Heritage homes in this coveted location don't come along often—especially ones that offer this much space, comfort, and lifestyle. If you've been searching for a home with character, modern functionality, and an unbeatable location, this is one you won't want to miss.