



GRASSROOTS
REALTY GROUP

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309 Normandy Road S
Lethbridge, Alberta

MLS # A2333049



\$489,000

Division:	Glendale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,045 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Driveway, On Street, Parking Pad, RV Access/Parking, Single C		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Street Lightin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters		

Inclusions: Dishwasher, Fridge, Stove, OTR Microwave, Washer and Dryer, Ceiling Fan, Blinds, Shed, Garage Door remote

Welcome to this well-maintained four-level split, ideally situated on desirable Normandy Road just off Dieppe Boulevard. Who doesn't love Southside living with mature trees, established landscaping, and one of Lethbridge's most sought-after neighbourhoods! This home offers four bedrooms and 2.5 bathrooms, providing plenty of space for families of all sizes. Numerous updates have been completed in preparation for sale, including fresh paint, along with new carpet and underlay throughout much of the home. New laminate flooring was installed in 2024, the hot water tank was replaced in 2019 and new microwave recently installed. The basement half bathroom has also been updated and offers the potential to add a shower if desired. Additional recent upgrades include a newer dishwasher and dryer. Outside, the exterior has been refreshed with newly painted trim, adding to the home's curb appeal. The oversized backyard features a large concrete patio, alley access, and a parking pad with plenty of room for RV parking or additional vehicles. Completing the property is a single attached garage, offering convenience and extra storage. Don't miss your opportunity to own this Southside home, just a block from General Stewart School. Contact your favourite REALTOR® today to book your private showing!