



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

314 26 Street S
Lethbridge, Alberta

MLS # A2334983



\$429,900

Division:	Glendale		
Type:	Residential/House		
Style:	Attached-Up/Down, Bungalow		
Size:	1,048 sq.ft.	Age:	1953 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	ENERGY STAR Qualified Equipment, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island		

Inclusions: NA

Beautifully renovated South Lethbridge bungalow featuring a fully self-contained basement suite with a separate entrance, two kitchens, and two laundry areas—offering exceptional flexibility for homeowners, investors, or anyone looking for mortgage-helper potential. Located on a quiet, tree-lined street in one of the city's most established neighbourhoods, just minutes from Henderson Lake, parks, schools, shopping, and downtown, this move-in-ready home perfectly blends timeless character with modern updates. The bright, open-concept main floor has been completely transformed with luxury vinyl plank flooring, large windows, and a stunning kitchen featuring quartz countertops, ceiling-height cabinetry, a large island with seating, and modern finishes throughout. Two spacious bedrooms and an updated bathroom complete the main level, creating a stylish and functional living space that's perfect for everyday living or entertaining. Outside, you'll find a beautifully landscaped backyard complete with a massive 20' x 25' deck, mature trees, rear parking, and an insulated detached garage—creating a private outdoor space that's perfect for relaxing or hosting family and friends. Major updates include the roof, furnace, windows, flooring, kitchens, bathrooms, and much more, allowing you to move in and enjoy with confidence. Whether you're searching for a turnkey family home, a property with multigenerational living potential, or an investment opportunity in one of South Lethbridge's most desirable neighbourhoods, this home offers exceptional value and versatility. Book your private showing with your favourite REALTOR® today.