



GRASSROOTS
REALTY GROUP

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1124 28A Street S
Lethbridge, Alberta

MLS # A2337986



\$499,900

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,042 sq.ft.	Age:	1954 (72 yrs old)
Beds:	6	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Many Trees, Private, Square Shaped Lo		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: 2 Fridges, 2 Stoves, OTR Microwave, 2 Washers, 2 Dryers, Shed

Welcome to 1134 28A Street South, a well-located bungalow offering both comfort and opportunity in a neighborhood that's hard to beat. Whether you're looking for a place to call home or an investment with flexibility, this one is worth a closer look. The main floor features 3 bedrooms, a 4-piece bathroom, newer windows, and warm hardwood flooring throughout, creating a bright and inviting living space. Currently vacant, the main level is ready for immediate occupancy or your own personal touch. Downstairs, you'll find an illegal 3-bedroom suite complete with its own 4-piece bathroom and two separate laundry areas—one for each level. The basement is currently tenant-occupied, with tenants who would be happy to stay, offering potential for steady rental income. Outside, the home continues to impress with a large deck, private treed backyard, and a handy storage shed, providing a comfortable outdoor space for relaxing, gardening, or entertaining. The location adds even more appeal, with parks, schools, shopping, and Henderson Lake Golf Course just two blocks away, making everyday living convenient and enjoyable. A total of 9 appliances are included in the sale. Some of the listing photos have been virtually staged to help illustrate the home's potential. A versatile property with strong upside—ideal for homeowners, investors, or anyone looking for a home with added income potential in a fantastic location.