



GRASSROOTS
REALTY GROUP

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2515 3rd Avenue S
Lethbridge, Alberta

MLS # A2340043



\$560,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,875 sq.ft.	Age:	1954 (72 yrs old)
Beds:	4	Baths:	3
Garage:	Carport		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Laminate Counters, Natural Woodwork, Open Floorplan, Vinyl Windows		

Inclusions: window coverings

Some homes feel different the moment you walk in — and this one is that kind of home. Lovingly cared for by its original owner from the very beginning, this charming bungalow is ready to welcome its next family. Tucked under a beautiful, mature weeping willow on a quiet, tree-lined street, it's the kind of place where memories are made — and where yours are about to begin. Step inside to a warm, light-filled living room anchored by a cozy stone fireplace, the perfect spot for quiet evenings or gathering with loved ones. The formal dining room with a built-in china hutch is crying out for family dinners and holiday gatherings. The spacious kitchen offers plenty of cabinetry and counter space, perfect for holiday baking with the family. With over 2,600 sq ft of comfortable living space, four bedrooms, and three bathrooms, there's room here for everyone to feel at home. This is a rare chance to own a home filled with warmth and history, ready for its next chapter.