



GRASSROOTS
REALTY GROUP

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535 28 Street S
Lethbridge, Alberta

MLS # A2348969



\$579,000

Division:	Henderson Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,613 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Interior Lot, Low Maintenance Landscape		

Heating: Boiler, Hot Water

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Kitchen Island, No Smoking Home, See Remarks, Soaking Tub, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge, stove, washer, dryer, garage door opener and control, walk-in tub, deep freeze, garden shed, fountain in yard.

LOCATION, SPACE, AND EXCEPTIONAL UPDATES—just one block from beautiful Henderson Lake! This expansive bungalow offers nearly 1,600 sq. ft. of main-floor living space plus a fully developed basement, all in one of Lethbridge's most desirable southside locations with convenient access to every corner of the city. Built in 1988 and showing excellent pride of ownership throughout, this home delivers outstanding curb appeal and an impressive list of recent upgrades. At the front of the home, a spacious living room with a large bay window creates an inviting place to gather and flows naturally into the formal dining area. Toward the rear, a second comfortable family room adjoins the kitchen and breakfast nook, creating a warm and connected everyday living space. The beautifully updated kitchen showcases rich newer hickory cabinetry, newer Corian countertops, and stainless-steel appliances including a built-in wall oven and electric cooktop. The main floor offers a generous primary suite complete with a private 3-piece ensuite featuring a tiled shower. The additional 3-piece bathroom includes a convenient walk-in tub. Main-floor laundry adds everyday practicality and is complemented by a newer washer and dryer. Downstairs, the basement provides a huge family room offering excellent potential to add additional bedrooms while still maintaining ample recreation space. Step outside and enjoy your own private backyard retreat. Mature trees, thoughtful landscaping, a tranquil pond and waterfall feature, covered rear patio, exposed aggregate patio, a large garden shed create an exceptional outdoor environment for relaxing or entertaining. The spacious driveway also offers room for RV parking. Mechanically, this home has been extensively improved with a newer boiler system (approx. \$21,000), a newer Rinnai hot water on

demand system (approx. \$10,000), newer roof shingles on both the house and shed, select newer PVC windows, updated vinyl flooring, fresh paint throughout, and newer doors.