



**GRASSROOTS**  
REALTY GROUP

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2822 6A Avenue S  
Lethbridge, Alberta

MLS # A2351152



**\$645,000**

|           |                                       |        |                   |
|-----------|---------------------------------------|--------|-------------------|
| Division: | Henderson Lake                        |        |                   |
| Type:     | Residential/House                     |        |                   |
| Style:    | 2 Storey                              |        |                   |
| Size:     | 2,351 sq.ft.                          | Age:   | 1957 (69 yrs old) |
| Beds:     | 5                                     | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Detached, Off Street    |        |                   |
| Lot Size: | 0.14 Acre                             |        |                   |
| Lot Feat: | Back Lane, Back Yard, City Lot, Treed |        |                   |

|             |                                |            |     |
|-------------|--------------------------------|------------|-----|
| Heating:    | Forced Air                     | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Hardwood | Sewer:     | -   |
| Roof:       | Asphalt Shingle                | Condo Fee: | -   |
| Basement:   | Full                           | LLD:       | -   |
| Exterior:   | Composite Siding, Stone        | Zoning:    | R-L |
| Foundation: | Poured Concrete                | Utilities: | -   |
| Features:   | Bar, Built-in Features         |            |     |

Inclusions: NA

Welcome to 2822 6A Ave S, an exceptional and beautifully updated 5-bedroom home offering over 2,300 square feet of above-grade living space in one of South Lethbridge's most coveted mature neighborhoods! Situated just steps from picturesque Henderson Lake Park, this turn-key residence seamlessly combines character charm with modern updates throughout. The expansive main and upper levels provide multiple sunlit living areas, a dedicated dining space, and five spacious bedrooms offering endless flexibility for large families, work-from-home setups, or guest rooms. Outside, you will love the generous-sized lot featuring a private backyard retreat with plenty of room for outdoor entertaining, gardening, and play, complete with a convenient detached garage accessible from the rear. Enjoy an unbeatable lifestyle with Henderson Lake Golf Club, the Japanese Gardens, walking trails, top-rated schools, and shopping all practically at your doorstep. A rare find boasting size, updates, and an incredible location!