

\$475,000 - 2703 4 Avenue S, Lethbridge

MLS® #A2135613

\$475,000

5 Bedroom, 3.00 Bathroom, 2,168 sqft

Residential on 0.14 Acres

Glendale, Lethbridge, Alberta

Welcome to this expansive 2,168 square-foot bungalow, the ideal retreat for those who cherish spacious, well-appointed living. This home boasts five distinct living areas, five bedrooms, and three full bathrooms, ensuring ample space for everyone. Recently updated, the property features a modern kitchen with new countertops and appliances, fresh flooring, and a renovated basement. As you approach this charming corner-lot home, you'll be greeted by its impressive curb appeal, enhanced by the lush greenery of large green ash, a weeping birch, and pine trees. Step inside to find an oversized double garage accessible from the foyer, which also includes a closet and a three-piece bathroom. The foyer opens to a generous 17 x 32-foot rec room, once home to an indoor pool. This space has been beautifully remodeled, with a 12 x 24-foot storage area beneath it. The side yard offers a substantial concrete pad with a retractable fence, perfect for parking a 45-foot RV trailer. Additionally, a 30-amp system has been roughed in for convenient trailer charging.

The home has seen numerous updates over the years, including a new hot water tank in 2015, a water softener installed in 2020, and windows approximately 15 years old. It is equipped with three furnaces and features varied roof ages: 2 years for the flat roof, 5 years for the rec room, and 22-23 years for the asphalt shingles. The property is pre-wired to host an extensive camera security system, and



both gas valves on the fireplaces have been replaced in the last two years. What truly stands out with this home is the variety of living spaces, from the huge rec room to the sunroom, family room, living room, and basement living room. There is truly a place for everyone in the family to enjoy. Meticulously maintained by the sellers over the past 34 years, this home is clean and well cared for. Any issues that have arisen have been promptly addressed, ensuring a move-in-ready experience for the new owners. Living on the south side comes with added perks, such as direct mail delivery to your door and alleyway garbage pickup, keeping your garbage, recycling, and organic bins neatly tucked away. Conveniently located, you are just minutes away from amenities, shopping, restaurants, parks, paths and schools. Don't miss out on this exceptional home – contact your favorite realtor today to schedule a showing!

Built in 1952

Essential Information

MLS® #	A2135613
Price	\$475,000
Sold Price	\$459,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,168
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2703 4 Avenue S
Subdivision	Glendale
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0S6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Storage, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Trash Compactor, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Many Trees, Street Lighting, Underground Sprinklers, Private
Roof	Flat Torch Membrane, Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	July 22nd, 2024
Days on Market	54
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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