

\$450,000 - 2602 4 Avenue S, Lethbridge

MLS® #A2162092

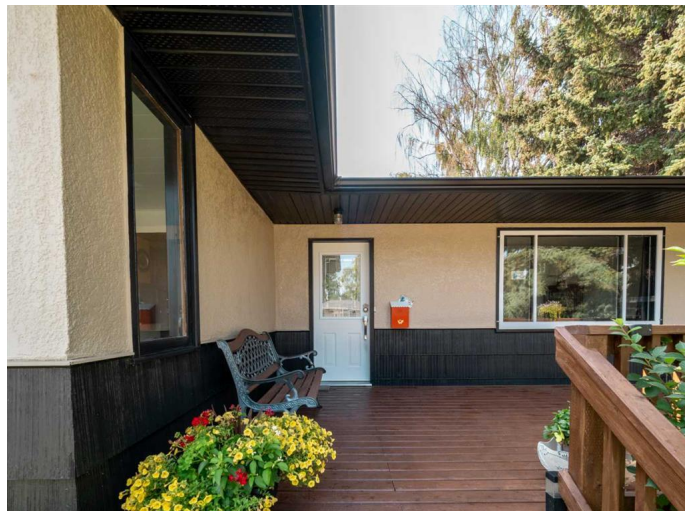
\$450,000

4 Bedroom, 3.00 Bathroom, 1,295 sqft

Residential on 0.14 Acres

Glendale, Lethbridge, Alberta

Welcome to an investors dream property featuring three full illegal suites in the well-established south-side community of Glendale. This home has been meticulously maintained with many updates over the years. As you enter the main floor of this 1295 square foot bungalow youâ€™re greeted by an open concept living area that flows into the kitchen and dining room with freshly re-finished hardwood floors throughout. The open space is filled with natural light thanks to the lot offering a south facing back. As you enter the kitchen youâ€™re greeted by an updated space with stainless steel appliances and a modern black backsplash. The upper level suite features three spacious bedrooms and two newly renovated bathrooms. When you head down to the basement youâ€™ll find another one bedroom unit with a large living area, spacious full kitchen, and a bright four-piece bathroom. As you leave the living room you enter a corner bedroom, and a large shared laundry space. Head on out to the garage now where youâ€™ll find the third unit that has a large open loft feel. This loft like space is wood panelled throughout and includes a large wooden corner bar top, full kitchen with stainless steel appliances, and an elevated four-piece bathroom. Heading out to the backyard oasis, youâ€™ll be greeted by a large patio and a covered pergola. Out front there is a beautiful deck, two car driveway and RV parking on the side. This home is full of charm and character and is the perfect



opportunity for someone looking for a great home or additional income

Built in 1952

Essential Information

MLS® #	A2162092
Price	\$450,000
Sold Price	\$420,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,295
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2602 4 Avenue S
Subdivision	Glendale
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0S4

Amenities

Parking Spaces	3
Parking	See Remarks, Single Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), See Remarks, Jetted Tub
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2024
Date Sold	December 1st, 2024
Days on Market	52
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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