

\$309,900 - 2402 5 Avenue S, Lethbridge

MLS® #A2213357

\$309,900

2 Bedroom, 2.00 Bathroom, 1,024 sqft

Residential on 0.14 Acres

Glendale, Lethbridge, Alberta

Opportunity is knocking in one of South Lethbridge's most desirable neighborhoods—Glendale. Whether you're a savvy investor, a first-time buyer with a vision, or a skilled tradesperson ready to create equity, this property is more than just a house—it's a canvas for your dreams.

Sitting proudly on a large corner lot, this home offers incredible space inside and out.

There's plenty of room for the kids to play, space to garden, or even expand your outdoor living oasis. The private backyard is ideal for quiet evenings or weekend barbecues, and with alley access and a double garage, you've got both convenience and potential for future upgrades.

Inside, the main floor features two generously sized bedrooms, a large family room, a dedicated dining area, and a spacious kitchen ready for your personal touch. It's easy to imagine hosting holiday dinners, movie nights, or simply enjoying the peace of your own space.

There's a full 4-piece bathroom on each level, perfect for families or guests. The basement holds two large rooms, just waiting for your inspiration—additional bedrooms, a cozy rec room, a home theatre, or that dream gym—you decide. You'll also find a separate laundry room and a massive storage area, so clutter never has to be part of the



picture.

This home is in solid shape, offering you a great starting point—and with some updates and a bit of elbow grease, it could easily become the perfect forever home or high-value investment.

Location? It doesn't get better. Tucked into the heart of Glendale, you're just a short walk to shopping and conveniences at the end of the street. Within a 5-minute drive you'll reach downtown, multiple schools, Henderson Lake, the Golf Course, the Pool, and the Japanese Gardens. With easy access to main travel routes, getting anywhere in the city is a breeze.

You don't want to miss this one. If you've been waiting for the right opportunity, this is it. Schedule a showing today with your favorite REALTOR and take the first step toward bringing your vision to life.

Built in 1951

Essential Information

MLS® #	A2213357
Price	\$309,900
Sold Price	\$315,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,024
Acres	0.14
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2402 5 Avenue S
Subdivision	Glendale
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0X3

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway

Interior

Interior Features	Bookcases, Ceiling Fan(s), Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Freezer, Refrigerator, Washer/Dryer
Heating	Natural Gas, Gravity
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 21st, 2025
Date Sold	April 24th, 2025
Days on Market	1
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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