

# \$322,900 - 413 26 Street S, Lethbridge

MLS® #A2227101

## \$322,900

3 Bedroom, 2.00 Bathroom, 936 sqft

Residential on 0.14 Acres

Glendale, Lethbridge, Alberta

Attention First Time Buyers! Here is an excellent opportunity to buy a starter home and get invested into the real estate market! The bonus of this bungalow is the location!! Located in the neighborhood of Glendale, all walking distance to Henderson Lake, Henderson swimming pool and ice arena, tennis courts, Spitz Baseball Stadium, Skatepark. and one of the best Elementary Schools named General Stewart as well as easy access to Crowsnest Trail for a connector to wherever you need to go.. The street is lined with gorgeous trees and it is evident that the houses all around this one shows pride of ownership with beautiful renovations, and upkeep. Bring some paint brushes, and perhaps the hardwood floors can be brought back to life and your story can start here in a solid built, single family house in this price range!. There are 2+1 bedrooms, 2 bathrooms, kitchen, living/dining room and family room downstairs. . A 4th bedroom could be added if required downstairs. The single garage is 14 x 22 and has extra designated rear parking stalls. The Lot is a great size and the fences are decent.

Built in 1952

## Essential Information

MLS® # A2227101

Price \$322,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	936
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	413 26 Street S
Subdivision	Glendale
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 3R1

### Amenities

Parking Spaces	4
Parking	Alley Access, Off Street, Parking Pad, Rear Drive, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Sump Pump(s)
Appliances	Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	Living Room, Mantle, None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Lawn, Private, Street Lighting
Roof	Asphalt Shingle

Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	8
Zoning	R-L

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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