

# \$455,000 - 306 Normandy Road S, Lethbridge

MLS® #A2231631

**\$455,000**

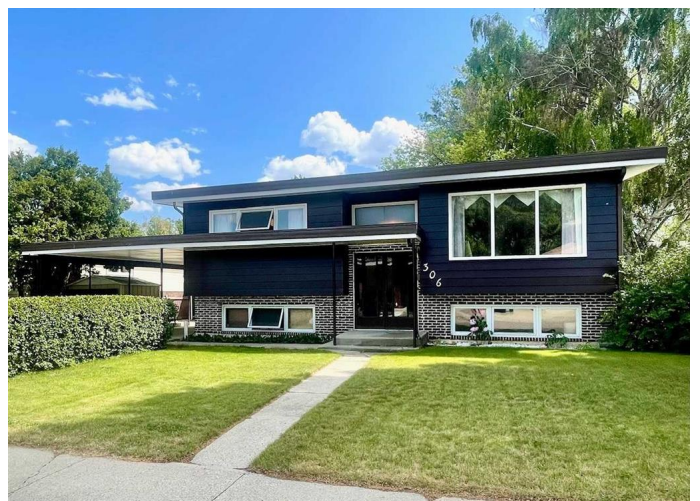
4 Bedroom, 2.00 Bathroom, 1,088 sqft

Residential on 0.15 Acres

Glendale, Lethbridge, Alberta

A Rare Opportunity in One of the City's Most Sought-After Neighborhoods! Welcome to 306 Normandy Road, a lovingly maintained 1088 sqft bi-level home situated on one of the most picturesque, tree-lined streets in town. Homes in this area rarely come on the market and with the same owner for over 48 years, this is your chance to be part of a truly special neighborhood. Location, Location, Location!

This home offers the perfect blend of tranquility and convenience. Just a short walk too: Henderson lake – ideal for evening strolls or peaceful mornings, Spitz ball park, tennis courts, swimming pool, and playgrounds. Family-friendly streets, mature trees, and a strong sense of pride of ownership define this community. Whether you're raising a family or seeking a serene retreat, this neighborhood offers a lifestyle that's hard to match. Inside, you'll find a practical and inviting layout with 2 bedrooms upstairs and 2 down, 2 bathrooms, plus a separate basement entrance – perfect for added flexibility. Outside features include: 24' x 28' detached garage, ideal for hobbyists, projects, or storage. Plus there's the bonus of having a Carport + RV parking & Rear lane access. Mature trees, established landscaping, and excellent curb appeal. This home is ready for its next chapter and it's looking for a family to carry on its legacy and make it their own. Call your favorite REALTOR® to view 306 Normandy



Road. Youâ€™re not just buying a home â€”  
youâ€™re joining a neighborhood.

Built in 1972

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2231631    |
| Price          | \$455,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,088       |
| Acres          | 0.15        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 306 Normandy Road S |
| Subdivision | Glendale            |
| City        | Lethbridge          |
| County      | Lethbridge          |
| Province    | Alberta             |
| Postal Code | T1J 3Y1             |

**Amenities**

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Parking Spaces | 6                                                                        |
| Parking        | Double Garage Detached, Parking Pad, RV Access/Parking, Attached Carport |
| # of Garages   | 2                                                                        |

**Interior**

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Separate Entrance, Skylight(s), Vaulted Ceiling(s), Wet Bar                  |
| Appliances        | Dishwasher, Dryer, Freezer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                         |

|              |                |
|--------------|----------------|
| Cooling      | None           |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Private Yard                                                       |
| Lot Description   | Back Lane, Front Yard, Landscaped, Lawn, Rectangular Lot, Secluded |
| Roof              | Flat Torch Membrane                                                |
| Construction      | Brick, Wood Frame                                                  |
| Foundation        | Poured Concrete                                                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Days on Market | 6               |
| Zoning         | R-L             |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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