

\$700,000 - 2705 32a Avenue S, Lethbridge

MLS® #A2235049

\$700,000

5 Bedroom, 3.00 Bathroom, 1,328 sqft

Residential on 0.34 Acres

West Mayor Magrath Dr, Lethbridge, Alberta

It's not often we see homes pop up in the quiet community of West Mayor Magrath Drive - this tucked away area is the perfect location and yet feels like an escape from the city. Situated in a cul-de-sac on a 14,750 sq/ft pie shaped lot, this property offers a tremendous amount of green space to enjoy! A fully finished bi-level with 2 oversized double garages, plentiful storage options and multiple patios. There is an extended front driveway that offers ample parking for you and your guests, the main floor enjoys a bright living and kitchen area with allocated dining space, a quiet sun room that is great flex space, mud room for storage and that's only half the main floor! There's 3 bedrooms, a piece 4 bathroom and a 2 piece ensuite to boot! The basement has a family room complete with wood burning fireplace, HUGE storage rooms, 2 more bedrooms, 3 piece bathroom and a walk-out directly to the attached garage which measures 19'9" x 36'1". The detached garage is a whopping 30'11" x 23' and the yard is your private oasis with mature trees, garden space and more!

Built in 1994

Essential Information

MLS® # A2235049

Price \$700,000

Bedrooms 5



| | |
|----------------|-------------|
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,328 |
| Acres | 0.34 |
| Year Built | 1994 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 2705 32a Avenue S |
| Subdivision | West Mayor Magrath Dr |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1K 2Y1 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 6 |
| Parking | Double Garage Attached, Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Storage |
| Appliances | Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden, Private Yard, Storage |
| Lot Description | Back Yard, Cul-De-Sac, Garden, Landscaped, Few Trees |

| | |
|--------------|-----------------|
| Roof | Asphalt Shingle |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 7th, 2025 |
| Days on Market | 1 |
| Zoning | R-L |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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