# \$740,000 - 2806 35 Avenue S, Lethbridge

MLS® #A2267404

## \$740,000

4 Bedroom, 3.00 Bathroom, 1,556 sqft Residential on 0.18 Acres

West Mayor Magrath Dr, Lethbridge, Alberta

This sprawling bungalow enjoys a rare location in a quiet Cul de sac of quality homes, backing onto a pond and adjacent to the coulees, yet walking distance to shopping and restaurants. Custom designed and built by NR (Orlando), you'II love the spacious front foyer, bright living spaces with the rear south exposure, and extra-large windows throughout. Beautiful kitchen features maple cabinets, quartz counters, and upgraded appliances, the living room is warmed with architectural detail and a cozy fireplace, and the dinette opens onto the large deck overlooking the rear yard and pond. A nice master suite with walk in closet and ensuite bath, 2nd bedroom or den, and 4-piece guest bath completes the main floor. Fully developed basement features huge family and games room, complete with pool table and gas fireplace, 2 more comfortable bedrooms, 3-piece bath, laundry/craft room, and lots of storage. The double attached garage is heated and includes an additional workshop area. Professionally fenced and landscaped, this is an exceptional, one of a kind home, sure to please the most discriminating buyer.







Built in 2005

## **Essential Information**

MLS® # A2267404 Price \$740,000 Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,556

Acres 0.18

Year Built 2005

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

## **Community Information**

Address 2806 35 Avenue S

Subdivision West Mayor Magrath Dr

City Lethbridge

County Lethbridge

Province Alberta

Postal Code T1K 7V3

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Workshop in Garage

# of Garages 2

#### Interior

Interior Features Central Vacuum

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s),

Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Creek/River/Stream/Pond

Roof Asphalt Shingle
Construction Stone, Stucco
Foundation Poured Concrete

#### **Additional Information**

Date Listed November 3rd, 2025

Days on Market 1

Zoning R-L

# **Listing Details**

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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