

# \$263,000 - 3308 5 Avenue S, Lethbridge

MLS® #A2216328

**\$263,000**

3 Bedroom, 2.00 Bathroom, 729 sqft

Residential on 0.08 Acres

Glendale, Lethbridge, Alberta

Perfect opportunity for investors or first home buyers to start building equity! This sunny fully developed 4-level split half duplex features 3 bedrooms, 1.5 bathrooms, vaulted ceilings with large picture windows, dry bar in the recreation room on the lower 4th level, plus sliding doors off the dining room out to a sizable tiered deck & generous backyard with enough room to build your future garage. This property offers endless potential in a mature neighbourhood with easy access to major shopping, restaurants, schools, public transportation & walking distance to Henderson Lake park, pool & golf course! All that's needed is your personal touch to make this your home. Don't wait call your real estate professional to book your viewing today....please note it's tenant occupied & 24 hr notice is required.

Built in 1970

## Essential Information

MLS® #	A2216328
Price	\$263,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	729
Acres	0.08



Year Built	1970
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

### Community Information

Address	3308 5 Avenue S
Subdivision	Glendale
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J0Y1

### Amenities

Parking Spaces	2
Parking	Off Street, Concrete Driveway, Oversized, Tandem

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Storage, Vaulted Ceiling(s), Dry Bar, Sauna
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Storage
Lot Description	Back Lane, Front Yard
Roof	Rolled/Hot Mop
Construction	Other, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	May 1st, 2025
Days on Market	5
Zoning	R-L

### Listing Details

Listing Office

SUTTON GROUP - LETHBRIDGE

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