

\$464,900 - 417 Normandy Road S, Lethbridge

MLS® #A2259826

\$464,900

5 Bedroom, 2.00 Bathroom, 1,194 sqft

Residential on 0.15 Acres

Glendale, Lethbridge, Alberta

Perfect location + perfect space = perfect property for a first time buyer or investor! This well maintained 4-level split is illegally suited with a private basement entry at the back of the home. The spacious upper level suite is vacant and ready to go, with a sunny living room, a dining area that opens onto the backyard, and tons of counter space in your kitchen. Upstairs you'll find 3 bedrooms and a 5-piece bath with double vanity. The basement suite includes 2 bedrooms, a 3-piece bath, cute kitchen, massive family room, plus a laundry room with a large, shelved storage area. Outside there is all the parking you'll need, including a super-single detached garage, front driveway, plus 2 parking spots at the back. Best of all? You're situated on a cozy, tree-lined street just steps away from Henderson Lake and various south Lethbridge amenities. This 5-bedroom home is an incredible investment for anyone looking to secure real estate in a gorgeous up-and-coming neighbourhood!

Built in 1972

Essential Information

MLS® #	A2259826
Price	\$464,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2



Square Footage	1,194
Acres	0.15
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	417 Normandy Road S
Subdivision	Glendale
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 3X9

Amenities

Parking Spaces	5
Parking	Additional Parking, Driveway, Garage Faces Front, Single Garage Detached
# of Garages	1

Interior

Interior Features	Closet Organizers, Double Vanity, Sump Pump(s)
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	8
Zoning	R-L

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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