

\$450,000 - 3605 22 Avenue S, Lethbridge

MLS® #A2215065

\$450,000

5 Bedroom, 3.00 Bathroom, 1,196 sqft

Residential on 0.14 Acres

Lakeview, Lethbridge, Alberta

You found it! Your dream home in the heart of Lethbridge's charming Lakeview community! This beautifully maintained 5-bedroom, bi-level home offers the perfect blend of comfort and convenience, ideally situated steps from serene Sequoia Park. With 3 spacious bedrooms upstairs and 2 additional bedrooms downstairs, this home is perfect for growing families, multi-generational living, or those seeking extra space for a home office or guest rooms.

The main level features a bright and open living area with large windows, a modern kitchen with ample cabinetry, and a dining space perfect for family gatherings. Downstairs, the fully developed basement includes a cozy family room, two bedrooms, and a full bathroom, offering plenty of living space. The home is nestled in a quiet, family-friendly neighborhood on a dead-end street, just minutes from Mayor Magrath Drive, providing easy access to shopping, dining, and entertainment. Enjoy nearby Lakeview Park's green spaces and walking paths, or take a short stroll to Henderson Lake Park for outdoor adventures. A 2 car garage in the alley gives you great secure parking, or a perfect little shop/man cave.

With its prime location, functional layout, and proximity to schools, parks, and amenities, this Lakeview gem is a rare find. Don't miss your chance to own a home that combines



modern living with the best of Southern
Albertaâ€™s lifestyle!

Built in 1973

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2215065 |
| Price | \$450,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,196 |
| Acres | 0.14 |
| Year Built | 1973 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 3605 22 Avenue S |
| Subdivision | Lakeview |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1K3T3 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Crown Molding |
| Appliances | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s) |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |

| | |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

Exterior

| | |
|-------------------|--------|
| Exterior Features | Garden |
|-------------------|--------|

| | |
|-----------------|--|
| Lot Description | Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Garden, Landscaped, Level |
|-----------------|--|

| | |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

| | |
|--------------|-----------------------------|
| Construction | Concrete, Stone, Wood Frame |
|--------------|-----------------------------|

| | |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

Additional Information

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|-------------|------------------|
| Date Listed | April 25th, 2025 |
|-------------|------------------|

| | |
|----------------|----|
| Days on Market | 20 |
|----------------|----|

| | |
|--------|-----|
| Zoning | R-L |
|--------|-----|

Listing Details

| | |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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