

# \$414,900 - 1015 32 Street S, Lethbridge

MLS® #A2201248

**\$414,900**

5 Bedroom, 2.00 Bathroom, 1,049 sqft  
Residential on 0.13 Acres

Lakeview, Lethbridge, Alberta

Location, location, location! This beautiful 1,049 sq ft bungalow is nestled in an unbeatable spot within walking distance of Henderson Lake, the golf course, and the Lethbridge Exhibition/Agri Foods Hub. Whether you're looking for a cozy home or an investment opportunity, this property offers it all.

The main floor features a spacious living room that's flooded with natural light, creating a warm and inviting atmosphere. With 3 comfortable bedrooms and 1 well-maintained bathroom, this home offers plenty of room for family living. The separate entrance to the downstairs illegal suite adds an incredible benefit for rental income, making this a great option for investors or those looking to offset their mortgage.

The suite downstairs is complete with 2 bedrooms, 1 bathroom, and a cozy living area â€” perfect for tenants or extended family. Outside, the large backyard provides a private, peaceful space to unwind and enjoy the outdoors. The double detached garage offers ample storage or workspace, and central AC ensures comfort year-round.

This home is located on a quiet street in a peaceful neighborhood, with pride of ownership and meticulous upkeep evident throughout. Don't miss out on this rare opportunity to own a fantastic home with suite



potential in a prime location! Don't miss your chance to own this remarkable property—contact your REALTOR® and schedule a showing today.

Built in 1956

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2201248    |
| Price          | \$414,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,049       |
| Acres          | 0.13        |
| Year Built     | 1956        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1015 32 Street S |
| Subdivision | Lakeview         |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K 3A6          |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 6   |
| Parking        | Double Garage Detached, Off Street, Parking Pad |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Separate Entrance                          |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                 |
| Cooling           | Central Air                                |

|              |                             |
|--------------|-----------------------------|
| Has Basement | Yes                         |
| Basement     | Exterior Entry, Full, Suite |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Back Lane, Back Yard, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 15               |
| Zoning         | R-L              |

### **Listing Details**

|                |  |
|----------------|--|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|--|

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