

# \$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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