

# \$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	12
Zoning	R-L

### Listing Details

Listing Office

SUTTON GROUP - LETHBRIDGE

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.