

# \$425,000 - 426 Leaside Avenue S, Lethbridge

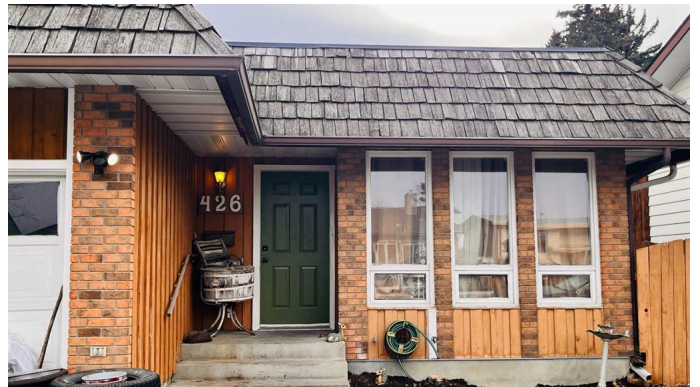
MLS® #A2201603

## \$425,000

5 Bedroom, 3.00 Bathroom, 1,789 sqft  
Residential on 0.10 Acres

Glendale, Lethbridge, Alberta

This house doesn't look like much from the outside but once you're inside it's a whole new dimension of family living and space to do so! This 4 level split has much to offer and again the room that is there for family of 5 or 6 is incredible! Spacious family room on the third floor for those movie nights or pool room nights! For a smaller lot this 4level was the key too making use the limited space. Even has a backyard to make however you want to! Call your favourite realtor today and book your very own private viewing!



Built in 1981

## Essential Information

MLS® #	A2201603
Price	\$425,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,789
Acres	0.10
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	426 Leaside Avenue S
Subdivision	Glendale
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 4B5

### **Amenities**

Parking Spaces	2
Parking	Concrete Driveway, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Central Vacuum, Laminate Counters, No Smoking Home, Storage, Wood Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas, Living Room, Wood Burning, Mixed
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Irregular Lot, Landscaped, Lawn, Low Maintenance Landscape, Private, Rectangular Lot, Interior Lot
Roof	Cedar Shake, Asphalt/Gravel
Construction	Brick, Composite Siding, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	3
Zoning	RES

### **Listing Details**

Listing Office

Real Estate Centre - Bow Island

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.