

\$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
Alberta’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

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

Days on Market	2
----------------	---

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

Listing Details

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

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.