

# \$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 3

Zoning R-L

## Listing Details

Listing Office 2 PERCENT REALTY

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