

# \$285,000 - 3, 4025 Glacier Avenue S, Lethbridge

MLS® #A2226806

## \$285,000

2 Bedroom, 2.00 Bathroom, 1,194 sqft

Residential on 1.76 Acres

Lakeview, Lethbridge, Alberta

Here's your chance to own a great condo in an amazing location! Welcome to #3 4025 Glacier Ave S in Lethbridge. This 2 story condo is perfect for those looking to downsize or first time buyers. The main level has a 2pc bathroom along with a big living room complete with fireplace. There's also a dining area and a cozy kitchen that will be perfect for nightly meals. Upstairs features both bedrooms and a 4pc bathroom. The primary bedroom also has a sunroom that will be perfect for reading in the morning. The balcony overlooking the main level is a stunner and will no doubt be a big talking point with this home. The basement is unfinished so you can make it into whatever you need it to be! Complete with a single attached garage, this home has everything you need. Contact your favourite REALTOR® today!

Built in 1977

## Essential Information

MLS® #	A2226806
Price	\$285,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,194
Acres	1.76



Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3, 4025 Glacier Avenue S
Subdivision	Lakeview
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3P2

### Amenities

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

### Interior

Interior Features	High Ceilings, Open Floorplan, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Storage
Lot Description	Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	13
Zoning	R-37

### **Listing Details**

Listing Office	Onyx Realty Ltd.
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