

# \$464,900 - 417 Normandy Road S, Lethbridge

MLS® #A2259826

**\$464,900**

5 Bedroom, 2.00 Bathroom, 1,194 sqft

Residential on 0.15 Acres

Glendale, Lethbridge, Alberta

Perfect location + perfect space = perfect property for a first time buyer or investor! This well maintained 4-level split is illegally suited with a private basement entry at the back of the home. The spacious upper level suite is vacant and ready to go, with a sunny living room, a dining area that opens onto the backyard, and tons of counter space in your kitchen. Upstairs you'll find 3 bedrooms and a 5-piece bath with double vanity. The basement suite includes 2 bedrooms, a 3-piece bath, cute kitchen, massive family room, plus a laundry room with a large, shelved storage area. Outside there is all the parking you'll need, including a super-single detached garage, front driveway, plus 2 parking spots at the back. Best of all? You're situated on a cozy, tree-lined street just steps away from Henderson Lake and various south Lethbridge amenities. This 5-bedroom home is an incredible investment for anyone looking to secure real estate in a gorgeous up-and-coming neighbourhood!

Built in 1972

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2259826  |
| Price      | \$464,900 |
| Bedrooms   | 5         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Square Footage | 1,194         |
| Acres          | 0.15          |
| Year Built     | 1972          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 417 Normandy Road S |
| Subdivision | Glendale            |
| City        | Lethbridge          |
| County      | Lethbridge          |
| Province    | Alberta             |
| Postal Code | T1J 3X9             |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Parking Spaces | 5                                                                        |
| Parking        | Additional Parking, Driveway, Garage Faces Front, Single Garage Detached |
| # of Garages   | 1                                                                        |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Sump Pump(s) |
| Appliances        | Other                                          |
| Heating           | Forced Air                                     |
| Cooling           | Central Air                                    |
| Fireplace         | Yes                                            |
| # of Fireplaces   | 1                                              |
| Fireplaces        | Basement, Electric                             |
| Has Basement      | Yes                                            |
| Basement          | Finished, Full, Suite                          |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Back Lane, Back Yard, City Lot |
| Roof              | Asphalt Shingle                |
| Construction      | Mixed                          |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 1                    |
| Zoning         | R-L                  |

## Listing Details

Listing Office      RE/MAX REAL ESTATE - LETHBRIDGE

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