

# \$329,900 - 3303 5a Avenue S, Lethbridge

MLS® #A2226802

## \$329,900

4 Bedroom, 2.00 Bathroom, 726 sqft

Residential on 0.10 Acres

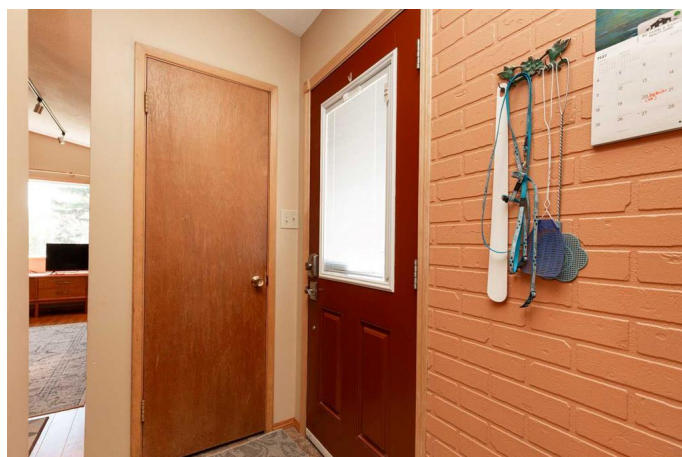
Henderson Lake, Lethbridge, Alberta

Here's a fantastic 2 + 2 bedroom, 2 bathroom 1/2 duplex within walking distance to Henderson Lake. This property has several updates including the furnace and hot water tank (2012), Torch on roofing (2012), back deck & aluminum railing (2020), back fence, windows, garden door, kitchen countertops & stainless steel appliances! There's a built in kitchen pantry with pull out drawers, laminate flooring in the living room and room for a rec area down. Located on a fully fenced corner lot with a 23 x 25 DOUBLE DETACHED HEATED GARAGE with mezzanine! There's also a large front driveway and it's walking distance to Henderson Lake & the Exhibition grounds!

Built in 1969

## Essential Information

MLS® #	A2226802
Price	\$329,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	726
Acres	0.10
Year Built	1969
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 4 Level Split



Status Active

### Community Information

Address 3303 5a Avenue S  
Subdivision Henderson Lake  
City Lethbridge  
County Lethbridge  
Province Alberta  
Postal Code T1J 0J4

### Amenities

Parking Spaces 5  
Parking Double Garage Detached, Off Street  
# of Garages 2

### Interior

Interior Features High Ceilings, Pantry, See Remarks, Storage, Vinyl Windows, Sump Pump(s)  
Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings  
Heating Forced Air  
Cooling Central Air  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Features Other, Private Entrance, Private Yard  
Lot Description Back Yard, Landscaped, Level, See Remarks, Street Lighting  
Roof Flat Torch Membrane  
Construction Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed May 31st, 2025  
Days on Market 14  
Zoning R-L

### Listing Details

Listing Office Royal LePage South Country - Lethbridge

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