

# \$629,900 - 310 Normandy Road S, Lethbridge

MLS® #A2246824

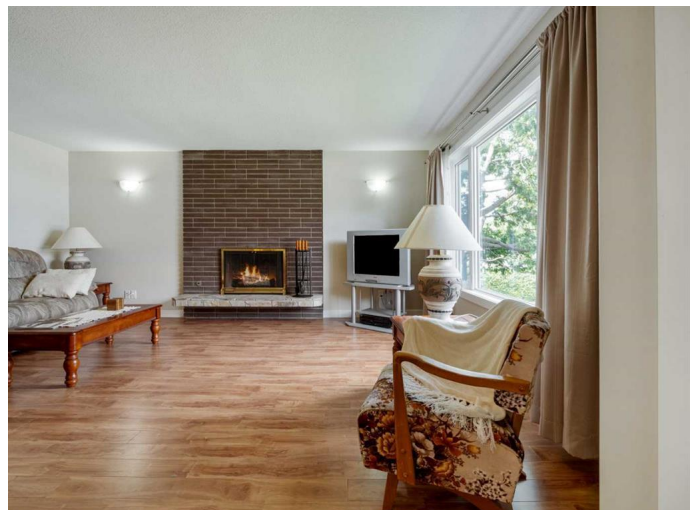
**\$629,900**

4 Bedroom, 3.00 Bathroom, 1,272 sqft

Residential on 0.15 Acres

Glendale, Lethbridge, Alberta

Every once in a while a timeless classic home comes up for sale in this sought after south side neighbourhood where pride of ownership shows 10/10. Situated on a 63 foot wide lot on Normandy Road, just 3 houses in from Dieppe Blvd S., this home is another good specimen of well maintained bungalows in this neighbourhood. Many updates were completed to the home by the current owners in 2013 including, New exterior wrap and hardiboard siding. Windows, doors, soffit & fascia. A new sunroom was insulated and added that is perfect to enjoy for 3 seasons. All main floor electrical, plumbing, Roxul insulation, vapour barrier, & drywall. New kitchen then with alder cabinets, granite counters, tile floors, commercial range hood. They also redid the bathrooms with alder vanities and granite counters, along with low flush toilets, and a jetted tub in the primary ensuite. Finally, in 2013, new interior doors and high end laminate flooring was added. In 2014 and 2015, they renovated the basement adding new framing, insulation, vapour barrier, electrical, and a suspended ceiling. New back flow valves were put in for prevention for any sewer backup, along with new plumbing. They also added a new 3 piece ensuite in the bedroom downstairs with fibreglass shower. The family room got a new gas fireplace and ventilation from the stove pipe company. In 2023, new basement carpet was added. Owner notes that all work has been fully permitted and inspected. This is such a well



maintained home with a beautiful yard in one of Lethbridge's most desirable location. General Stewart Elementary School is also in this neighbourhood and is great for the kids. Other amenities close by include Henderson Lake Park, Henderson Pool, Spitz Stadium, Tennis Courts, and Henderson Ice Centre.

Built in 1972

### **Essential Information**

MLS® #	A2246824
Price	\$629,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,272
Acres	0.15
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	310 Normandy Road S
Subdivision	Glendale
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 3Y1

### **Amenities**

Parking Spaces	4
Parking	Attached Carport, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Granite Counters, Jetted Tub, No Smoking Home, Open Floorplan,
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	Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Standard Shaped Lot
Roof	Flat Torch Membrane
Construction	Brick, Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	August 7th, 2025
Days on Market	1
Zoning	R-L

## Listing Details

Listing Office	REAL BROKER
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