

\$740,000 - 2806 35 Avenue S, Lethbridge

MLS® #A2267404

\$740,000

4 Bedroom, 3.00 Bathroom, 1,556 sqft

Residential on 0.18 Acres

West Mayor Magrath Dr, Lethbridge, Alberta

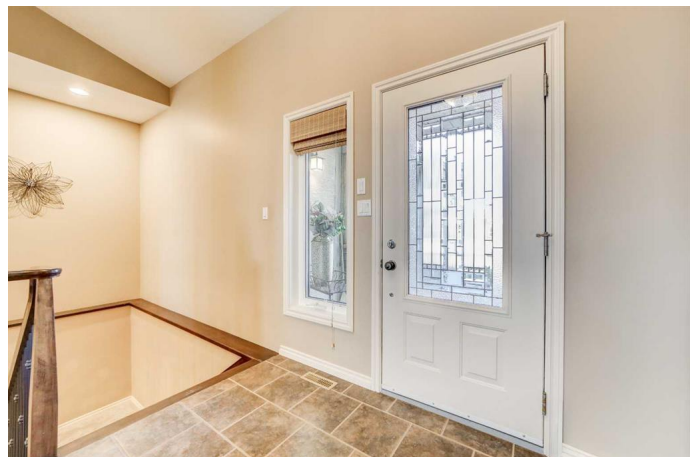
This sprawling bungalow enjoys a rare location in a quiet Cul de sac of quality homes, backing onto a pond and adjacent to the coulees, yet walking distance to shopping and restaurants. Custom designed and built by NR (Orlando), youâ€™ll love the spacious front foyer, bright living spaces with the rear south exposure, and extra-large windows throughout. Beautiful kitchen features maple cabinets, quartz counters, and upgraded appliances, the living room is warmed with architectural detail and a cozy fireplace, and the dinette opens onto the large deck overlooking the rear yard and pond. A nice master suite with walk in closet and ensuite bath, 2nd bedroom or den, and 4-piece guest bath completes the main floor. Fully developed basement features huge family and games room, complete with pool table and gas fireplace, 2 more comfortable bedrooms, 3-piece bath, laundry/craft room, and lots of storage. The double attached garage is heated and includes an additional workshop area. Professionally fenced and landscaped, this is an exceptional, one of a kind home, sure to please the most discriminating buyer.

Built in 2005

Essential Information

MLS® # A2267404

Price \$740,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,556
Acres	0.18
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2806 35 Avenue S
Subdivision	West Mayor Magrath Dr
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7V3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Workshop in Garage
# of Garages	2

Interior

Interior Features	Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Creek/River/Stream/Pond

Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2025
Zoning	R-L

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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