

\$390,000 - 2704 3 Avenue S, Lethbridge

MLS® #A2268276

\$390,000

3 Bedroom, 2.00 Bathroom, 932 sqft

Residential on 0.14 Acres

Indian Battle Heights, Lethbridge, Alberta

Great bungalow with original hardwood floors and a HUGE 122 x 50 lot! The sunny living room enjoys a large picture window and a trendy mock-fireplace. The separate dining room is perfect for hosting friends and family. 2 bedrooms on the main floor and 1 bedroom in the basement. Downstairs, you'll also find a spacious family room laundry room, and a beautifully renovated full bathroom with a tiled walk-in shower. Outside, the yard boasts a 8x8â€™™ wood shed, double garage, large concrete patio with natural gas hook-up. This home has updated air conditioning, electrical with a new panel box, a newer furnace and a waterproofing basement system to keep everything dry. Close to Henderson Lake - come see it today!

Built in 1952

Essential Information

MLS® #	A2268276
Price	\$390,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	932
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

Community Information

Address	2704 3 Avenue S
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0M6

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

Interior

Interior Features	Laminate Counters
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2025
Days on Market	5
Zoning	R-L

Listing Details

Listing Office	Lethbridge Real Estate.com
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.