

# \$700,000 - 2705 32a Avenue S, Lethbridge

MLS® #A2235049

## \$700,000

5 Bedroom, 3.00 Bathroom, 1,328 sqft

Residential on 0.34 Acres

West Mayor Magrath Dr, Lethbridge, Alberta

Welcome to 2705 32A Ave South, a rare find on an impressive 14,750 sq/ft pie-shaped lot in a secret area of South Lethbridge. Situated in a quiet cul-de-sac adjacent to the Polytechnic, it is within walking distance to city shopping, restaurants, transit, country life and the coulees. The main floor features a bright and open living area with defined kitchen and dining spaces, 3 bedrooms, full 4 piece bathroom and a 2 piece ensuite off of the primary bedroom. Off of the dining room is a small multi-purpose leading to a back porch and small deck which leads to the great outdoors. Downstairs is a cozy family room with wood burning fireplace, 2 additional bedrooms, 3 piece bathroom and massive storage/cold room which has a walk-up to grade access to the patio areas. The private, mature yard is an oasis complete with fire pit and patio areas for outdoor enjoyment and entertainment. For the car enthusiast, wood worker or crafty individual there is an attached 2 car garage as well as a detached 3 car garage/workshop which has a 10.5' ceiling height as well as RV parking leading up to it. This property is a rare find for anyone looking for space, privacy and functionality without a crowded neighbourhood feeling.

Built in 1994

## Essential Information

MLS® #

A2235049



|                |             |
|----------------|-------------|
| Price          | \$700,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,328       |
| Acres          | 0.34        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2705 32a Avenue S     |
| Subdivision | West Mayor Magrath Dr |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1K 2Y1               |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 6                                              |
| Parking        | Double Garage Attached, Double Garage Detached |
| # of Garages   | 2                                              |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Storage                                                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                                                               |
| Cooling           | Central Air                                                                                              |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Wood Burning                                                                                             |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Storage                        |
| Lot Description   | Back Yard, Cul-De-Sac, Few Trees, Garden, Landscaped |
| Roof              | Asphalt Shingle                                      |
| Construction      | Stucco                                               |
| Foundation        | Poured Concrete                                      |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 41             |
| Zoning         | R-L            |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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