

# **\$279,900 - 13, 4025 Glacier Avenue S, Lethbridge**

MLS® #A2255457

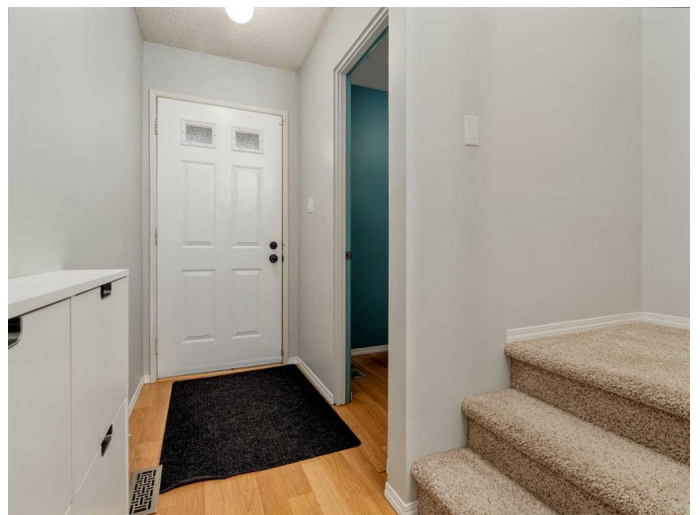
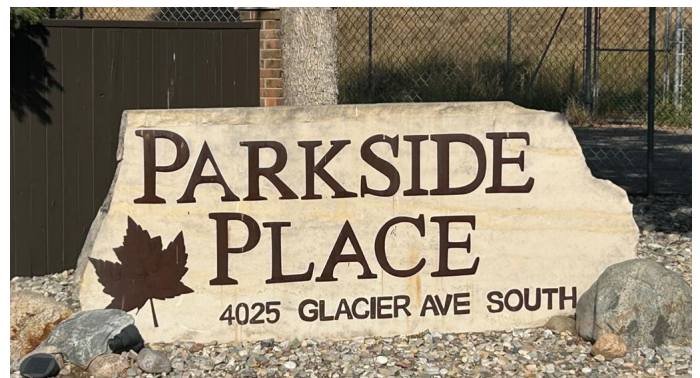
**\$279,900**

3 Bedroom, 3.00 Bathroom, 1,405 sqft

Residential on 0.00 Acres

Lakeview, Lethbridge, Alberta

Snazzy townhouse condominium that is in move in condition, but still offers some upside! Ideally located only steps from Henderson Lake Park, Golf Course, Coalbanks Trail, Agri-food Hub and has quick vehicle access to 43rd St S and Parkside Drive. Many updates have been done over the years including paint, flooring, fixtures, furnace, a/c, hot water tank, garage overhead door and more. This home is situated at the very West end of the development, and at the highest elevation point too. Being an end unit you'll enjoy the extra source of natural light the dining room window provides, and the privacy of having 1 less neighbour beside you. The spacious deck delivers a cozy outdoor space where you might relax while listening to the distant rumblings of the Dragon Boat Races, or the thundering hooves of thoroughbreds. You also have the option of winding down the evening on your master bedroom balcony. Speaking of the master bedroom...take a look at the space of it and the convenience of the 4-piece ensuite with great built-in linen shelves. Lots of storage space is provided in the ample amount of closets, not to mention the full, undeveloped basement with a handy workshop or workout area. Single attached garage measures 10 ft 5" x 21 ft (interior) and you have a reserved parking stall too. Parkside Place Condominium Association is self-managed by a caring group of owners, appeals to all ages, and is pet friendly (with approval & restrictions). Book your viewing



with your preferred agent today!

Built in 1977

### Essential Information

MLS® #	A2255457
Price	\$279,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,405
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	13, 4025 Glacier Avenue S
Subdivision	Lakeview
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3P2

### Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Laminate Counters, See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air, Window Unit(s)

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas Log, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Interior Lot, Low Maintenance Landscape, No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete, See Remarks

## Additional Information

Date Listed	September 18th, 2025
Zoning	R-37

## Listing Details

Listing Office	Royal Lepage South Country - Lethbridge
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