

\$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

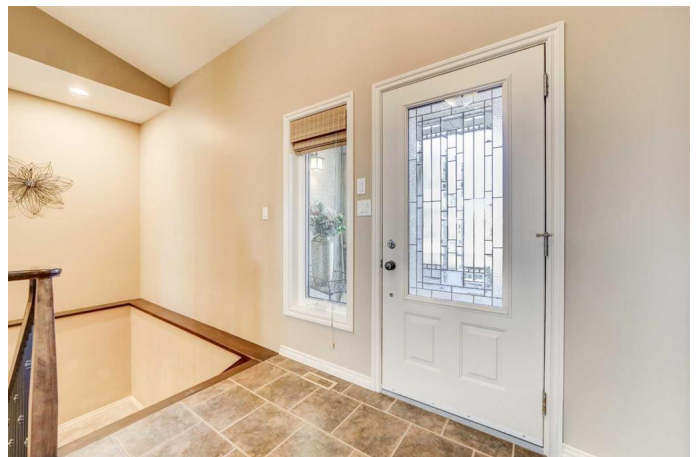
This sprawling bungalow enjoys a rare location in a quiet Cul de sac of quality homes, backing onto a pond and adjacent to the coulees, yet walking distance to shopping and restaurants. Custom designed and built by NR (Orlando), youâ€™ll love the spacious front foyer, bright living spaces with the rear 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
Days on Market	1
Zoning	R-L

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

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