

# \$464,900 - 417 Normandy Road S, Lethbridge

MLS® #A2259826

**\$464,900**

5 Bedroom, 2.00 Bathroom, 1,194 sqft

Residential on 0.15 Acres

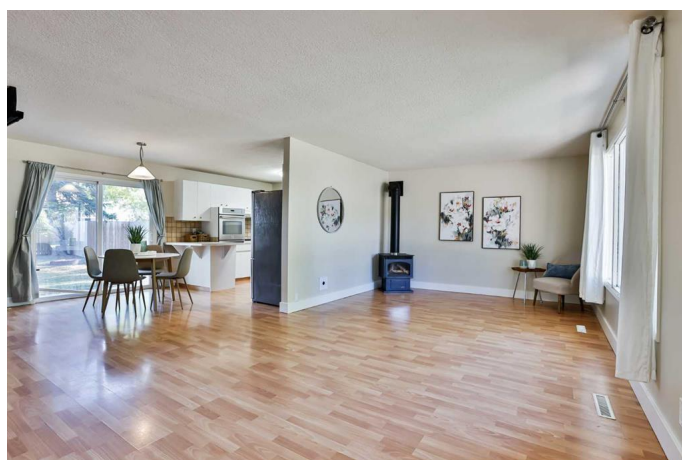
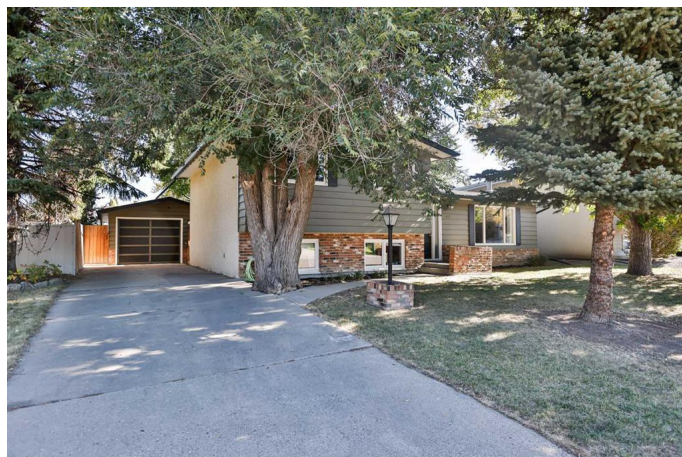
Glendale, Lethbridge, Alberta

Perfect location + perfect space = perfect property for a first time buyer or investor! This well maintained 4-level split is illegally suited with a private basement entry at the back of the home. The spacious upper level suite is vacant and ready to go, with a sunny living room, a dining area that opens onto the backyard, and tons of counter space in your kitchen. Upstairs you'll find 3 bedrooms and a 5-piece bath with double vanity. The basement suite includes 2 bedrooms, a 3-piece bath, cute kitchen, massive family room, plus a laundry room with a large, shelved storage area. Outside there is all the parking you'll need, including a super-single detached garage, front driveway, plus 2 parking spots at the back. Best of all? You're situated on a cozy, tree-lined street just steps away from Henderson Lake and various south Lethbridge amenities. This 5-bedroom home is an incredible investment for anyone looking to secure real estate in a gorgeous up-and-coming neighbourhood!

Built in 1972

## Essential Information

MLS® #	A2259826
Price	\$464,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2



Square Footage	1,194
Acres	0.15
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	417 Normandy Road S
Subdivision	Glendale
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 3X9

### Amenities

Parking Spaces	5
Parking	Additional Parking, Driveway, Garage Faces Front, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Closet Organizers, Double Vanity, Sump Pump(s)
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	September 25th, 2025
Zoning	R-L

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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