

\$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 and in-floor heating! Outside, the yard boasts a 8x8â€™™ wood shed, heated 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 Stucco, Wood Frame, Aluminum Siding
Foundation Poured Concrete

Additional Information

Date Listed November 1st, 2025
Days on Market 2
Zoning R-L

Listing Details

Listing Office Lethbridge Real Estate.com

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.