

\$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	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Central Air Conditioner
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, Few Trees, Landscaped, Cul-De-Sac, Garden
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 7th, 2025
Days on Market	37
Zoning	R-L

Listing Details

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

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.