

# \$524,300 - 2618 6 Avenue S, Lethbridge

MLS® #A2267515

**\$524,300**

4 Bedroom, 3.00 Bathroom, 1,688 sqft

Residential on 0.30 Acres

Glendale, Lethbridge, Alberta

Big lot and Bungalow , backing onto Henderson tennis courts. Prime location for this huge 13,171 sq foot lot (74 x 178 feet). Lots of originality remains in the mid-century home, & requires some renovation projects. What a spectacular place to live, update / renovate or spot for your future dream home, by Henderson Lake and all its amenities, including golf, tennis, pool, lake, park, Nikka Yuko Garden, Spitz Stadium, Skating Rink, etc. Building Permit in garage says Dorigatti Construction 1955.

Built in 1954

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2267515    |
| Price          | \$524,300   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,688       |
| Acres          | 0.30        |
| Year Built     | 1954        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

Address 2618 6 Avenue S



|             |            |
|-------------|------------|
| Subdivision | Glendale   |
| City        | Lethbridge |
| County      | Lethbridge |
| Province    | Alberta    |
| Postal Code | T1J 1C7    |

### Amenities

|                |                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 7                                                                                                                                   |
| Parking        | Additional Parking, Alley Access, Concrete Driveway, Driveway, Front Drive, Parking Pad, Single Garage Attached, Multiple Driveways |
| # of Garages   | 1                                                                                                                                   |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | Jetted Tub                                                |
| Appliances        | Bar Fridge, Freezer, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                |
| Cooling           | None                                                      |
| Fireplace         | Yes                                                       |
| # of Fireplaces   | 1                                                         |
| Fireplaces        | Gas, Living Room                                          |
| Has Basement      | Yes                                                       |
| Basement          | Partial                                                   |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Other                                                                            |
| Lot Description   | Back Lane, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Treed |
| Roof              | Mixed                                                                            |
| Construction      | Mixed                                                                            |
| Foundation        | Poured Concrete                                                                  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 6                  |
| Zoning         | R-L                |

### Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Royal Lepage South Country - Lethbridge |
|----------------|-----------------------------------------|

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