

# \$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

It's not often we see homes pop up in the quiet community of West Mayor Magrath Drive - this tucked away area is the perfect location and yet feels like an escape from the city. Situated in a cul-de-sac on a 14,750 sq/ft pie shaped lot, this property offers a tremendous amount of green space to enjoy! A fully finished bi-level with 2 oversized double garages, plentiful storage options and multiple patios. There is an extended front driveway that offers ample parking for you and your guests, the main floor enjoys a bright living and kitchen area with allocated dining space, a quiet sun room that is great flex space, mud room for storage and that's only half the main floor! There's 3 bedrooms, a piece 4 bathroom and a 2 piece ensuite to boot! The basement has a family room complete with wood burning fireplace, HUGE storage rooms, 2 more bedrooms, 3 piece bathroom and a walk-out directly to the attached tandem garage which measures 19'9" x 36'1". The detached garage is a whopping 32" x 24' with a 10' ceiling (perfect height for lifts!) and the yard is your private oasis with mature trees, garden space and more!

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

### **Additional Information**

Date Listed	July 7th, 2025
Days on Market	22
Zoning	R-L

### **Listing Details**

Listing Office	Grassroots Realty Group
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