

# \$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

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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	35
Zoning	R-L

**Listing Details**

Listing Office	Grassroots Realty Group
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