

# \$455,000 - 306 Normandy Road S, Lethbridge

MLS® #A2231631

**\$455,000**

4 Bedroom, 2.00 Bathroom, 1,088 sqft

Residential on 0.15 Acres

Glendale, Lethbridge, Alberta

A Rare Opportunity in One of the City's Most Sought-After Neighborhoods! Welcome to 306 Normandy Road, a lovingly maintained 1088 sqft bi-level home situated on one of the most picturesque, tree-lined streets in town. Homes in this area rarely come on the market and with the same owner for over 48 years, this is your chance to be part of a truly special neighborhood. Location, Location, Location!

This home offers the perfect blend of tranquility and convenience. Just a short walk too: Henderson lake – ideal for evening strolls or peaceful mornings, Spitz ball park, tennis courts, swimming pool, and playgrounds. Family-friendly streets, mature trees, and a strong sense of pride of ownership define this community. Whether you're raising a family or seeking a serene retreat, this neighborhood offers a lifestyle that's hard to match. Inside, you'll find a practical and inviting layout with 2 bedrooms upstairs and 2 down, 2 bathrooms, plus a separate basement entrance – perfect for added flexibility. Outside features include: 24' x 28' detached garage, ideal for hobbyists, projects, or storage. Plus there's the bonus of having a Carport + RV parking & Rear lane access. Mature trees, established landscaping, and excellent curb appeal. This home is ready for its next chapter and it's looking for a family to carry on its legacy and make it their own. Call your favorite REALTOR® to view 306 Normandy



Road. Youâ€™re not just buying a home â€”  
youâ€™re joining a neighborhood.

Built in 1972

**Essential Information**

MLS® #	A2231631
Price	\$455,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,088
Acres	0.15
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	306 Normandy Road S
Subdivision	Glendale
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 3Y1

**Amenities**

Parking Spaces	6
Parking	Double Garage Detached, Parking Pad, RV Access/Parking, Attached Carport
# of Garages	2

**Interior**

Interior Features	Laminate Counters, Separate Entrance, Skylight(s), Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Landscaped, Lawn, Rectangular Lot, Secluded
Roof	Flat Torch Membrane
Construction	Brick, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 21st, 2025
Days on Market	10
Zoning	R-L

## Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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