



GRASSROOTS
REALTY GROUP

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**1905 10 Avenue S
Lethbridge, Alberta**

MLS # A2217647



\$319,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	803 sq.ft.	Age:	1950 (75 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: 2 Remotes for Garage Door Opener; Window Coverings

Excellent south side location right by the Hospital, close to Henderson Lake and Golf Course. Home has had many upgrades over the years as follows: Furnace 2021; Windows; Hot water tank; Exterior Vinyl Siding plus roof on house and garage approx 10 yrs. Basement windows may not meet egress requirements for them to be considered bedrooms. Property has double detached garage as well as parking beside for convenience.