



GRASSROOTS
REALTY GROUP

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1418 10 Avenue N
Lethbridge, Alberta

MLS # A2220529



\$349,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	831 sq.ft.	Age:	1956 (69 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Additional Parking, Concrete Driveway, Garage Door Opener, Heated Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Tre		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

This well-maintained 3-bedroom bungalow offers comfort, functionality, and great potential. Step into a bright living room featuring beautiful hardwood floors that extend into the two upstairs bedrooms, adding warmth and character to the home. Downstairs, the spacious basement presents exciting suite potential—perfect for extended family or future rental income. Enjoy the outdoors in the private backyard surrounded by mature trees, ideal for relaxing or entertaining on the ground-level concrete patio with pergola. A 25x15 sq ft detached garage provides ample storage or workspace, with additional parking available behind the garage. Located in a quiet street in a central north side location.