



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

609 10 Street S
Lethbridge, Alberta

MLS # A2237134



\$240,000

Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	969 sq.ft.	Age:	1912 (113 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L(L)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters		

Inclusions:	Shed, Window Coverings		
--------------------	------------------------	--	--

Welcome to this beautifully updated one-storey home offering 968 square feet of comfortable living space. With 3 spacious bedrooms and a modernized bathroom and kitchen, this home blends classic charm with fresh finishes. The layout is warm and inviting, perfect for relaxing or entertaining. Downstairs, the partly finished basement is a wide-open space with both lino and carpeted areas—perfect for storage, a kids' play area, or a hobby zone. The basement LED lighting really brightens things up, and you'll also find the laundry and utility area conveniently located here. Step outside to your own private retreat—featuring a cozy side yard with a deck and patio area that's ideal for morning coffee or evening gatherings. Whether you're a first-time buyer, downsizing, or looking for a turnkey investment, this home has the comfort and privacy you're after. Don't miss your chance to own this move-in-ready gem!