



GRASSROOTS
REALTY GROUP

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**1019 10 Avenue N
Lethbridge, Alberta**

MLS # A2238746



\$359,900

Division:	St Edwards		
Type:	Residential/House		
Style:	Bungalow		
Size:	815 sq.ft.	Age:	1955 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Concrete Driveway, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	No Smoking Home		

Inclusions: Fridge, Stove, Dishwasher, Range Hood, Washer, Dryer.

Welcome to this charming 4-bedroom, 2-bathroom bungalow tucked away in a quiet North Lethbridge neighbourhood. Whether you're a first-time home buyer, investing, or searching for a place to grow roots, this home offers the comfort and potential you've been looking for. Step inside and discover a practical main floor layout with two bedrooms, a spacious living room, full bathroom, and updated kitchen. Downstairs offers two more bedrooms with updated windows, a second full bathroom, laundry room, and a family room. A separate side entrance makes this a great layout for future development. Enjoy peace of mind with big-ticket updates already done, including a newer furnace (2023) and a hot water tank (2022). Outside, the spacious yard offers endless possibilities—gardening, play space, future garage—with convenient back alley access to make it all easier. If you've been waiting for the right place in a quiet, established neighbourhood, this is your moment! Contact your favourite REALTOR® to take a look and see how this house could feel like home.