



GRASSROOTS
REALTY GROUP

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939 10 Street S
Lethbridge, Alberta

MLS # A2248911



\$425,000

Division:	Fleetwood		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,226 sq.ft.	Age:	1918 (107 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Garage Door Opener, Off Street, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	City Lot, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full, Unfinished, Walk-Up To Grade

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Crown Molding, Double Vanity, High Ceilings, Kitchen Island, See Remarks, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: N/A

Welcome to 939 10 Street South, a Fleetwood character home with thoughtful renovations and plenty of charm. Originally renovated with care in 2020, this three-bedroom plus office (with sink!) and two-bath property still shines with its updated kitchen, appliances, bathrooms, lighting, flooring, while retaining the character charm of the original structure. Upgrades at that time also included a new roof, deck, PVC windows and doors, updated electrical and plumbing, and a fully spray-foamed basement for added efficiency. The main floor offers a bright living space, functional kitchen with butcher-block counters and island, and a flexible floor plan for everyday living. Upstairs you will find comfortable bedrooms and ample storage. Outside, enjoy a private fenced yard, a front porch perfect for morning coffee, and a detached single garage with extra off-street parking. The Basement also features a walk-up entry, large windows, and has been framed and insulated giving plenty of options for use. Close to schools, shopping, the beautiful Kinsmen Park, and major south side amenities, this home is move-in ready and full of character. Book a showing today and see why this property is a standout in Fleetwood.