



GRASSROOTS
REALTY GROUP

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2717 10A Avenue N
Lethbridge, Alberta

MLS # A2250360



\$369,900

Division:	Park Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,520 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings

Welcome to this well-loved and well-cared-for home in the highly desirable Park Meadows neighbourhood! Bursting with 70s charm and character, this property offers 4 bedrooms and 1.5 bathrooms, making it an ideal choice for families. Upstairs, you'll find three comfortable bedrooms — a great layout for young families — along with charming ceiling-height doors that add to the home's unique appeal. The spacious kitchen and dining area feature beautiful real wood cabinetry, and the large addition off the back of the home includes a stunning family room with a cozy fireplace, perfect for relaxing or gathering with loved ones. The basement offers even more space with a large family room, a fourth bedroom, a storage room, and a workshop area, as well as an abundance of storage throughout the entire home. A new roof, newer hot water tank, and central air conditioning adds peace of mind. Outside, enjoy immaculate front landscaping, a fenced backyard with extra off-street parking, and a large back deck — perfect for summer evenings. This home has been deeply cherished and cared for over the years, and the sellers hope to find another family who will love and appreciate it just as much! Call your REALTOR® and book your showing today!