



GRASSROOTS
REALTY GROUP

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

**1413 10 Avenue S
Lethbridge, Alberta**

MLS # A2254257



\$329,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	824 sq.ft.	Age:	1946 (79 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking, Unpaved		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: n/a

This cozy 2-bedroom bungalow is located right near the hospital. Large landscaped lot. The 2-bedroom illegal suite downstairs has a separate entrance. Located in this beautiful mature neighbourhood, this is an excellent starter home or revenue / investment property.