



**GRASSROOTS**  
REALTY GROUP

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1011 10 Avenue N  
Lethbridge, Alberta

MLS # A2255769



**\$399,000**

Division:	St Edwards		
Type:	Residential/House		
Style:	Bungalow		
Size:	886 sq.ft.	Age:	1956 (69 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions:	Garage door opener x 2
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The complete package&hellip;including an amazing double door 28x28 garage with a 9&rsquo; door! Bring your lifted truck, we have room for it! 2012 renovations included shingles, soffit, fascia, windows, cabinets, paint, fixtures, 10x22 deck and most flooring. Beautiful original hardwood on the main level. This well kept 3 bedroom (could be 4), 2 bath home has a separate side entrance, an extra long driveway with additional RV parking out back. Being close to all levels of school, with quick access to Scenic Drive, downtown and the industrial park, this home could suit the whole family!