



GRASSROOTS
REALTY GROUP

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

1607 10 Avenue S
Lethbridge, Alberta

MLS # A2265180



\$269,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	931 sq.ft.	Age:	1950 (75 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: couch

A cute bungalow for personal use or revenue, that needs a handyman's touch. Newer hotwater tank and furnace. Large living room and cosy kitchen. Close to the hospital and centrally located to schools and shopping. A large lot with rear RV parking. An apple tree and raspberry bushes line the fence. The garage would be perfect for storing vehicles or creating a workshop. The lot alone would be perfect for a medical clinic or a duplex. Bring your ideas and handyman skills to upgrade this home to a new and exciting use.