



GRASSROOTS
REALTY GROUP

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1116 10 Street S
Lethbridge, Alberta

MLS # A2280543



\$489,900

Division:	Fleetwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,339 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Heated Garage, Off Street, Parking Pad, Single Garage A		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Beamed Ceilings, Double Vanity, Kitchen Island, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: Refrigerator, Stove, Range Hood, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Central A/C, and Hot Tub (AS IS).

Welcome to a home that instantly feels calm, welcoming, and thoughtfully designed for everyday living. This sprawling bungalow offers a bright, open main floor where vaulted ceilings, a stunning wood beam, and oversized windows create a warm, airy atmosphere that feels both elevated and comfortable. The kitchen flows effortlessly into the living space, making it easy to cook, gather, and connect—whether it's busy mornings or relaxed evenings at home. With four bedrooms and three bathrooms, there's space to grow, host, and unwind. The lower level is just as inviting, featuring a dedicated office, a cozy flex room perfect for family movie nights, and room for guests or teens to have their own retreat. Every space feels intentional and easy to live in - updated where it matters most, with flexibility for future personalization. Outside, the lifestyle continues. A private, covered back patio with a hot tub invites you to slow down and enjoy the peaceful setting, while the large corner lot offers plenty of space for kids, dogs, or even a swimming pool. The charming front porch is ideal for morning coffee or evening chats with friends, and the heated attached garage—with a partially converted mudroom—adds both function and personality. Located close to schools, the Scenic Drive dog park, and everyday shopping, this home offers the perfect balance of peaceful living and city convenience. It's a place where life feels a little calmer—and coming home always feels good.