



GRASSROOTS
REALTY GROUP

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**2123 10 Avenue S
Lethbridge, Alberta**

MLS # A2280892



\$560,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,381 sq.ft.	Age:	1953 (73 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn, Private, Rectangular Lot, Street Lightin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Jetted Tub, No Smoking Home, Soaking Tub, Track Lighting		

Inclusions: N/A

Welcome to this exceptionally spacious bungalow located in the highly desirable Victoria Park neighbourhood. Offering over 2,300 sq. ft on the main level, this home provides outstanding versatility and comfort with two family rooms, a bright sunroom, and an expansive living room ideal for entertaining or everyday living. The functional kitchen features oak cabinetry flows seamlessly into the main living areas. Three bedrooms are located on the main level, including a generous size primary suite complete with 5-piece ensuite and in-room laundry. Oak hardwood flooring enhances much of the main level, while a Solid Cedar front door with "Haida" detailing adds distinctive character and curb appeal. The lower level offers an illegal suite with private entrance, its own laundry, full kitchen, and butlers pantry-ideal for extended family, guests, or supplementary income potential. Outside, enjoy low-maintenance rear yard, an extra-long double garage with lane access, and convenient off street Front parking. A rare opportunity to secure a substantial bungalow close to downtown, parks, river pathways, and amenities.