



GRASSROOTS
REALTY GROUP

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718 10 Street S
Lethbridge, Alberta

MLS # A2281857



\$400,000

Division:	London Road		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,024 sq.ft.	Age:	1913 (113 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L (L)
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Separate Entrance, Wood Windows		

Inclusions: House 1 : Fridge, Stove, Dishwasher (as-is), Washer, Dryer, Window Coverings / House 2: Fridge Stove, Window Coverings

Welcome to 718 10 Street S, a well-located 2-storey home in a prime South Lethbridge neighbourhood. The main floor offers a spacious layout with a living room, dining area, and a renovated kitchen, along with a convenient 2-pc bathroom. A back door provides access to the attached super single garage and the backyard. Upstairs, the home features 3 bedrooms and a 4-pc bathroom, offering comfortable space for family living. In addition to the main home, the property includes a separate 718A 10 Street S. 1.5-storey house on the same lot featuring its own kitchen and living room, a loft-style bedroom, a 4-pc bathroom, and an unfinished basement with utility area and laundry hook-up. This additional house provides flexible living options for extended family, guests, or potential rental use, subject to approvals. The large backyard also includes a double detached garage, offering ample space for parking, storage, and outdoor use. Located close to Kinsmen Park and London Road Park, and just minutes from Urban Grocer and London Road Market, this property combines a central location with versatile living space. With two homes on one lot, separately metered utilities, multiple garages, and easy access to parks and amenities, 718 10 Street S offers a unique opportunity in South Lethbridge. Please view the video walkthrough in the links tab or on YouTube by searching for the home address; this is a home you'll want to experience in full. For 718A Main Floor Dining: 6'7" x 14'8" (6.6' x 14.6') | 81 sq ft Kitchen: 6'9" x 10'10" (6.7' x 10.8') | 73 sq ft Living: 13'3" x 10'1" (13.3' x 10.1') | 134 sq ft Upstairs 4pc Bath: 6'2" x 11'7" (6.1' x 11.6') | 64 sq ft Bedroom: 13'10" x 13'5" (13.9' x 13.4') | 110 sq ft