



GRASSROOTS
REALTY GROUP

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**1909 10 Avenue S
Lethbridge, Alberta**

MLS # A2283762



\$349,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	908 sq.ft.	Age:	1950 (76 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Street Lighting		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Sump Pump(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: 2 Fridges, 2 Stoves, Dishwasher, All Rods & Window Coverings, 2 Garage Door Openers, 1 Remote for Each Door

Excellent location for this south side bungalow close to the Lethbridge Regional Hospital. Kitchen has tile floor and updated appliances, the dishwasher is just over 1 yr. Livingroom and bedrooms have hardwood flooring, fireplace in livingroom has a gas line (disconnected). Back bedroom has access to a great size deck which overlooks a mature yard, great BBQ area, possible RV parking, extra parking (gates by alley can be moved in). Basement has a Rec Room with fireplace (gas line disconnected), kitchenette, bedroom, 3 piece bathroom, Laundry room with laundry tub, furnace, hot water tank. Upgrades to roof (approx 10 yrs), furnace motor in 2024. Detached garage has doors on each end. Furnace in garage has not been used. Great garage with potential for shop space.