



**2318 10 Avenue S  
Lethbridge, Alberta**

**MLS # A2292042**



**\$399,000**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,182 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RESIDENTIAL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Beautifully updated 4 bedroom, 1 bathroom home in a fantastic Lethbridge location just minutes from Henderson Lake, the hospital, schools, and shopping. This home has seen many modern updates throughout while maintaining a warm and welcoming feel. The layout offers plenty of space for families with bright living areas and comfortable bedrooms. One of the standout features is the sunroom, perfect for relaxing with a coffee, reading, or enjoying natural light year round. Outside you’ll find a detached garage and a great yard with space to entertain, garden, or let the kids play.