



GRASSROOTS
REALTY GROUP

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920 10 Street S
Lethbridge, Alberta

MLS # A2137666



\$400,000

Division:	Fleetwood		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,650 sq.ft.	Age:	1912 (112 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Boiler	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance, Storage		

Inclusions: 2 x Fridge, 2 x Stove, 2 x Washer, 2 x Dryer, dishwasher, 2 x Window A/C units, 1 portable A/C unit

Character, charm and a whole lot of style! This 1.5 storey in the heart of the Fleetwood community is abundant with the soul you've been looking for in a home! Only steps away from Kinsman Park and Urban Grocer, along with Fleetwood Bawden Elementary School and even the hospital! One of the highlights of this neighbourhood are the towering, mature trees that line the street to make it a welcoming drive home! This unique home offers an enclosed front sunroom that can be utilized for storage or a sitting area! A few steps inside welcomes you to a spacious and bright living room with rich hardwood floors and plentiful original features. A perfectly place dining room connects the living space with the kitchen and hallway to the main floor bedrooms and 4 piece bathroom. There's main floor laundry for this unit and the primary suite takes up the upper level with a convenient half bathroom. There is additional storage space between the two units and the separate entrance. The basement hosts a bachelor suite with 4 piece bathroom, living area and separate bedroom also with its own laundry. The yard is separately fenced and includes a garage and off street parking.