



906 10 Avenue S
Lethbridge, Alberta

MLS # A2138712



\$439,900

Division:	Fleetwood		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,635 sq.ft.	Age:	1959 (65 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Carport, Converted Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Gazebo, Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 3 TV's and mounts, basement safe, two side cabinets in upper bedroom with camera monitors and accessories, plaques on doors on upper level, alarm (contract with telus)coat hook in front entry, freezer

Welcome to this inviting split level home, ready for you to move into and enjoy! The upper level boasts three comfortable bedrooms and one bathrooms, providing plenty of space for your family. On the main level, you'll find a bright and welcoming kitchen/dining area perfect for family meals and entertaining guests and a large living room. The lower level offers a flexible living space that can be transformed into a luxurious primary suite with a beautifully appointed ensuite bathroom, or it can serve as an additional living area, giving you the flexibility to suit your needs. Storage won't be a concern with ample space available on this level. Outside, the large backyard provides privacy and is ideal for outdoor entertaining. It features two carports, one in the back to shelter your RV/Boat from the elements as well as one in the front. A rear detached garage has been converted into a versatile space that can be used as a man-cave or she-shed—for hobbies, relaxation, or extra storage. This home is perfect for those looking for a balance of indoor comfort and outdoor enjoyment. Don't miss the opportunity to make this home yours. Contact your realtor today to schedule a viewing! On Sun, Jun 9, 2024 at 7:43?PM Marilyn Eyre - Realtor wrote: This side split home is ready for you to move into. With so many options. The large back yard comes with a carport for your RV to keep it out of the weather. Along with that if you want a separate man Cave or she shed you got that two.The upper level has 3 bedrooms and two bathrooms ? On the main level there is the kitchen/dinning area. the lower lel not only has tons of storage but it can be used as the primary suite as it has a beautiful set up for a ensuite. OR you can use it for your second living space. Outside entertaining doesnt get much better that this home, privacy and space you got it. This home is a dont miss for sure.

Call your local realtor today