



**3521 10A Avenue S
Lethbridge, Alberta**

MLS # A2144327



\$425,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,264 sq.ft.	Age:	1961 (63 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Fridge x2, stove x2, dishwasher, washer, dryer, all window coverings, AC

Located in a gorgeous mature neighbourhood and cul de sac, this beautiful home combines modern charm and updates with original character and warmth! When you arrive at the home you will immediately appreciate the exterior features including: a large front driveway, a single detached garage, underground sprinklers throughout the yard, large mature trees (including fruit trees!), a greenhouse off the garage, a covered back patio, central air conditioning, a newer roof, and back alley access! Inside the home, the well-kept original hardwood floors greet you on the main floor, while the updated kitchen and appliances throughout the home (including a beautiful gas stove) make your cooking life a breeze! The home has a large front living room, an office nook, three bedrooms upstairs (including a two piece ensuite bathroom in the primary), an updated main floor bathroom, a HUGE fourth bedroom in the basement with more storage closet space than you can imagine, a workshop area, a new furnace and hot water tank, and another full bathroom downstairs. It also has a large storage room and a separate entrance and set of appliances and hook ups should you like to use it as a secondary suite rather than a full family home! Located a stones throw from Henderson Lake golf course, parks, Lakeview elementary school, stores and restaurants, this home is simply perfect from its location to its layout to its finishes and yard! Look no further, call your REALTOR® and get that showing booked!