



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**2507 10A Avenue N
Lethbridge, Alberta**

MLS # A2145537



\$349,800

Division:	Park Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,191 sq.ft.	Age:	1970 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Concrete Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, Laminate Counters, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: appliances listed, small freezer in workshop/craft room, furniture negotiable.

Nice bungalow home in North Lethbridge with 12x26 carport! Home features some recent updates including new laminate kitchen floors and countertops(2023), new front windows(2021), new furnace(2023), new hot water tank(2023), new rubber membrane roof, & power blinds(2021). Mature neighbourhood. Home features open plan for living room, dining room and kitchen. Main floor has 3 bedrooms and a full bathroom. Separate side entrance near carport. Basement is fully developed with large workshop/craft room, massive rec room with woodburning stove insert, & even features a bar for entertaining. The basement also has a 3 piece bathroom with shower, and an additional storage room. Backyard is fenced and landscaped with a patio and garden boxes. Rear alley. Home has convenience of central a/c to keep cool in the summer. Move in and enjoy!