



609 10 Street N
Lethbridge, Alberta

MLS # A2157252



\$319,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	848 sq.ft.	Age:	1955 (69 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn, Landscaped, Standard Shaped Lot, St		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, deep freeze

This charming bungalow offers a comfortable and spacious living arrangement, perfect for families or those who enjoy having extra space. With two bedrooms upstairs and a large bedroom downstairs, plus an additional bed/den in the basement, there's plenty of room for everyone. The inclusion of all appliances makes moving in a breeze, and the hardwood floors add a touch of elegance. The home has been well-maintained with newer shingles and a newer furnace, ensuring a cozy environment year-round. Its prime location near an elementary school makes it ideal for young families, while being close to downtown provides convenience for work and leisure. The expansive treed yard is a nature lover's dream, and the garage adds extra storage or parking space and beside garage is a concrete pad to park your RV, boat, etc. Ready for immediate possession, this bungalow is move-in ready and has been kept in excellent condition, as evidenced by the newer flooring in some areas. It's a home that promises comfort, convenience, and quality living.