



GRASSROOTS
REALTY GROUP

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**2207 10 Avenue S
Lethbridge, Alberta**

MLS # A2164368



\$434,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,654 sq.ft.	Age:	1953 (71 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Attached, Driveway, Off Street, On Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Level, Stand		

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

Inclusions: Fridge, stove, washer, dryer, window coverings

Imagine stepping into a spacious bungalow that promises the comfort of a warm, inviting home. With a double attached heated garage, your vehicles are cared for in all seasons. Located conveniently close to essential amenities, including schools and a hospital, this home is perfect for families looking for accessibility. The three generously sized bedrooms offer a canvas for expansion, and storage is abundant, ensuring a place for everything. Central air conditioning provides a retreat from the summer heat, while the private patio offers a serene space for relaxation. The heart of the home features two expansive living rooms on the main floor, perfect for gatherings, and a cozy kitchen where culinary magic happens. The bedrooms are designed for tranquility and rest. Descend into the retro-styled basement, complete with a bar, ready to host memorable evenings. And the best part? Immediate possession is available, so you can start creating your dream home right away. This bungalow isn't just a house; it's a canvas for your life's memories.