



521 10 Street N
Lethbridge, Alberta

MLS # A2180623



\$269,000

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	825 sq.ft.	Age:	1954 (70 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscape		

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

Inclusions: Refrigerator, Oven, Washer, Dryer

This original property offers a unique opportunity whether you wish to settle down, rent or redevelop the entire land! Once on the main floor, you will find a spacious living room, a kitchen, a 4-piece bathroom and 2 bedrooms with huge windows that allow lots of natural light to filter through. This house has maximized all the space to give you as much room as possible. Enjoy a fully fenced backyard with an abundance of room for you to entertain your whole family! It has experienced major improvements over the years with a new roof(2018), furnace(2015),central air(2015),hot water tank (2015) and more. Restaurants, shopping, parks, playgrounds and other amenities are easily accessible within walking distance.