



**1910 5 Avenue S  
Lethbridge, Alberta**

**MLS # A2199360**



**\$425,000**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	917 sq.ft.	<b>Age:</b>	1950 (75 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows

**Inclusions:** 2 fridges, gas range, electric stove, dishwasher, built-in microwave, built-in wall oven, 2 washers, 2 dryers, all window coverings, 6 planter boxes, gas fire pit on deck.

BEAUTIFULLY RENOVATED BUNGALOW IN VICTORIA PARK WITH LEGAL ONE BEDROOM BASEMENT SUITE! This home is in a central location on 5th Avenue S. close to schools, shopping, transit, restaurants, and regional hospital. The current owner has poured their heart and soul in to a stunning renovation that includes open main floor plan for living room, kitchen, and dining space. Enjoy the new cabinets, quartz counters, and stainless steel appliances. Large window installed out the back that lets in so much light and there are french doors to deck with gas fire pit to enjoy. Back inside, the renovations continue with a well designed bathroom, that houses a large tiled walk-in shower, and full size laundry machines with countertop and cabinet above. Main floor also has 2 bedrooms. Legal basement suite has full exterior staircase on the side of the home(added in 2021) with door to basement. Suite has family room, kitchen, bathroom with shower, and 1 bedroom. There are also laundry machines in the utility/furnace room. Yard is fenced and landscaped. Parking for 3 cars on property with one in the garage, and a parking pad for 2 others backing the alley. Enjoy this south side property!