



**10 Quail Place N**  
**Lethbridge, Alberta**

**MLS # A2207935**



**\$425,000**

<b>Division:</b>	Park Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,269 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, RV Access/Parking, RV Gated, Single Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Wood Windows		

**Inclusions:** Shed

Tucked away in a peaceful cul-de-sac, this spacious 5-bedroom, 3-bathroom home is perfect for families seeking comfort and convenience. The attached garage ensures easy access, while the covered sunroom with skylights creates a bright and inviting space to relax year-round. Inside, enjoy cozy evenings by the warm and inviting fireplace, perfect for family gatherings. The beautifully landscaped yard offers plenty of outdoor space, and the HUGE RV parking pad with back lane access provides ample room for extra vehicles or recreational storage. Stay comfortable year-round with central air conditioning, and enjoy the unbeatable location—just minutes from schools and a shopping center. This home is a rare find in an ideal location!