



GRASSROOTS
REALTY GROUP

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1108 10 Avenue N
Lethbridge, Alberta

MLS # A2326283



\$424,750

Division:	St Edwards		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,671 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Separate Entrance		

Inclusions: fridge(2), stove(2), dishwasher

A solid opportunity in a quiet northside location. This 2,265 sq. ft. semi-detached property offers two above-grade illegal suites, providing flexibility for multi-generational living or the option to retain a tenant and offset costs. The upper level features a bright and spacious three-bedroom unit with an updated kitchen and bathroom, hardwood flooring, a 3-piece ensuite in the primary bedroom, and a private front terrace. There is also a dedicated parking pad for three vehicles, along with a front storage/garage space ideal for bikes, tools, and seasonal items. The lower two-bedroom unit is currently occupied by a long-term tenant who would be happy to stay. This also sits above grade, creating a comfortable living experience without the feel of a traditional basement. It includes its own private yard and parking for three vehicles. Additional highlights include newer appliances and countertops, a rebuilt upper deck off the primary bedroom, and a large storage shed with an overhead door for yard equipment and storage needs. Conveniently located near schools, transit, and quick access to Scenic Drive, offering easy connectivity to the entire city. A rare and practical opportunity—book your showing with your REALTOR® today.