



GRASSROOTS
REALTY GROUP

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518 10 Street N
Lethbridge, Alberta

MLS # A2331336



\$340,000

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	807 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All window coverings, fridge, stove, dishwasher, washer, dryer, garage door opener, garage heater, title insurance in lieu of RPR and Compliance

Here is a solid 2 bedroom bungalow, 1 bath bungalow with a family room, bedroom and 4 piece bath down. Lots of upgrades over the years including 100 amp service, refinished hardwood floors, newer bathrooms, vinyl windows, R60 insulation in the attic, exposed aggregate sidewalks and patio, and a gorgeous new vinyl fence. Add a detached heated single garage, 2 sheds, and RV parking, and you have an affordable “Move in Ready” home in a quiet neighborhood.