



GRASSROOTS
REALTY GROUP

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10 Seneca Place W
Lethbridge, Alberta

MLS # A2332554



\$499,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,199 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Central Vacuum, French Door, Laminate Counters, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge, Stove, Washer, Dryer, Dishwasher, Window coverings, water softener (as is), Central Vacuum and attachments, Gazebo, Fridge & Beer fridge (In basement).

Welcome to this beautifully maintained bungalow nestled on a quiet cul-de-sac in sought-after Varsity Village! Thoughtfully updated and lovingly cared for, this home features an updated kitchen with abundant cabinetry, convenient main floor laundry, and a fully developed basement; familyroom w fireplace, gamesroom, 3pc bath & bedroom. Step outside to your private backyard oasis featuring a covered composite deck, mature landscaping, a tranquil pond, and a gazebo perfect for relaxing or entertaining. Close to parks, schools, shopping, and all west-side amenities, this move-in ready home offers the perfect blend of comfort, style, and location. NOTE: Furnace replaced in 2025, AC 2023, dry bar in FR is roughed for a sink, GARAGE has hot & cold taps, 220 wiring & RI for a furnace.