



GRASSROOTS
REALTY GROUP

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2610 11 Avenue N
Lethbridge, Alberta

MLS # A2332642



\$414,900

Division:	Park Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,194 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Storage		

Inclusions: Refrigerator, Stove, Dishwasher, Washer & Dryer, Irrigation System, Central Vac & Attachments, A/C, Garage Door Opener, Gazebo

Welcome to this well-maintained bungalow located in the desirable Park Meadows neighbourhood! The main floor offers 3 spacious bedrooms and a full bathroom featuring a relaxing jetted tub. You'll appreciate the updated vinyl plank flooring throughout the main level, newer windows, and a bright kitchen complete with stainless steel appliances. Downstairs, the fully developed basement provides additional living space with a large family room centred around a cozy wood-burning fireplace, an additional bedroom, and a convenient half bathroom. The single attached garage adds everyday convenience, while thoughtful upgrades including central air conditioning, central vacuum, underground irrigation, and a hot water tank replaced just one year ago provide added comfort and peace of mind. Situated close to parks, schools, and amenities, this home is ready for its next owners to move in and enjoy!