



GRASSROOTS
REALTY GROUP

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10 Seneca Place W
Lethbridge, Alberta

MLS # A2345625



\$494,500

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,243 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, Lawn, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Dry Bar, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Fridge in basement, bar fridge, gazebo, central vac + attachments (no power nozzle), security system, underground sprinklers, 2 garden boxes, decoration wheel barrow, pond accessories.

A picture-perfect bungalow meticulously kept and only 1 block from Nicholas Sheran Park! Located in a quiet cul-de-sac and boasting complete main floor laundry room, living, this 4 bed, 2.5 bath home enjoys a long list of perks. With a west-facing front patio that welcomes you to this home, it sets the stage for the cozy and charming vibe. Inside, you're greeted by a warm living room with gorgeous hardwood floors, an eat-in kitchen that offers access to the covered deck, main floor laundry room, 4 piece bathroom and 3 bedrooms, including your primary suite. The primary has a custom walk-in closet and 2 piece ensuite! The main floor conveniently wraps around - great for chasing the kids or grandkids around! The finished basement offers a large family room, complete with dry bar (plumbed to easily add sink) and wood burning fireplace, that extends to a flex space that could operate as an office, gym, you name it! Flanked by a 3 piece bathroom, storage space and a fourth bedroom, this home offers a functional floor plan and double garage. The backyard is really where this home stands apart - with underground sprinklers and a built-in misting system for the garden beds, you'll find it only gets better once you enjoy the patio with gazebo, pond with fountain and the east-facing yard means you'll be able to enjoy plentiful time outside!