GRASSROOTS REALTY GROUP

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517 10 Street N
Lethbridge, Alberta

MLS # A2350649

$424,900

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,050 sq.ft.	**Age:**	1954 (72 yrs old)
Beds:	5	**Baths:**	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Level, Rectangu		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Linoleum, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame, Wood Siding	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Separate Entrance, Vinyl Windows		

Inclusions: 2 fridges, 2 stoves. dishwasher, washer, dryer, stackable washer/dryer, window coverings, garage door opener and control

Sensational curb appeal and an outstanding location highlight this well-maintained 1,044 sq. ft. raised bungalow in the desirable Senator Buchanan neighbourhood. Nestled on a quiet, tree-lined street, this inviting home offers a functional 3-bedroom main floor with a spacious family room and separate laundry, along with a tenant-occupied 2-bedroom illegal basement suite with big, bright windows. The long-term tenant would love to stay! This fine home has seen numerous updates over the years, including newer kitchen cabinetry and countertops, carpet and tile flooring, fresh paint, updated fixtures, newer shingles, PVC windows, and upgraded electrical service. Outside, the generous 50' x 130' fully fenced lot offers plenty of room for children to play, gardening, entertaining, or parking an RV, boat and other recreational vehicles, with convenient rear-lane access. The oversized 16' x 26' single detached garage is nicely finished and provides room for a vehicle plus ample workspace. Mature trees and established landscaping give the property a warm, private feel that is increasingly difficult to find. Located within the Senator Buchanan school district, children can walk to school just a couple of blocks away, while the central location provides easy access to shopping, amenities and virtually anywhere in the city. Perhaps most notably, this home has never before been offered for sale. It has been lovingly owned by the same family since it was built—a rare opportunity to purchase a well-cared-for home with a wonderful history, great potential and an excellent location.

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