



Anne French
Your REALTOR®
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3014 10A Avenue S
Lethbridge, Alberta

MLS # A2146869



\$379,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	979 sq.ft.	Age:	1957 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters, Open Floorplan, See Remarks		

Inclusions: n/a

Lovely bungalow on an amazing street. Close to great schools, parks, shopping, Henderson Lake and golf! Pride of ownership in all of the surrounding properties. Almost 1000 sq ft of living space on the main floor. Tasteful updates throughout. Recently refinished hardwood on the main. Fresh paint and woodwork and a renovated bathroom that is sure to impress. 2 generous sized bedrooms up. Upgraded appliance package and countertops. Downstairs you'll find a 2 bedroom illegal suite that would be in high demand or just great to use for your growing family. Fenced private yard. There is even a super single 14' by 24' garage. This house represents a great opportunity and safe investment if you are looking to get into the local housing market.