

**2207 10 Avenue S  
Lethbridge, Alberta**

**MLS # A2164368**



**\$434,900**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,654 sq.ft.	<b>Age:</b>	1953 (71 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Attached, Driveway, Off Street, On Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Level, Stand		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Storage		

**Inclusions:** Fridge, stove, washer, dryer, window coverings

Imagine stepping into a spacious bungalow that promises the comfort of a warm, inviting home. With a double attached heated garage, your vehicles are cared for in all seasons. Located conveniently close to essential amenities, including schools and a hospital, this home is perfect for families looking for accessibility. The three generously sized bedrooms offer a canvas for expansion, and storage is abundant, ensuring a place for everything. Central air conditioning provides a retreat from the summer heat, while the private patio offers a serene space for relaxation. The heart of the home features two expansive living rooms on the main floor, perfect for gatherings, and a cozy kitchen where culinary magic happens. The bedrooms are designed for tranquility and rest. Descend into the retro-styled basement, complete with a bar, ready to host memorable evenings. And the best part? Immediate possession is available, so you can start creating your dream home right away. This bungalow isn't just a house; it's a canvas for your life's memories.