

**2010 15 Avenue S
Lethbridge, Alberta**

MLS # A2189157



\$389,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	964 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Recessed Lighting, See Remarks		

Inclusions: N/A

Welcome to this charming bungalow, nestled in a well-established neighborhood in south Lethbridge. Perfectly located within walking distance to schools, parks, shopping, and even a movie theatre, this home offers both convenience and comfort. The main level features a professionally renovated spacious, open-concept living room with a cozy corner fireplace, perfect for relaxing or entertaining. At the rear of the home, you'll find a bright and functional kitchen adorned with quartz counter tops, ideal for preparing meals or enjoying a morning coffee. The primary bedroom and a second bedroom are also located on the main floor, sharing a modern updated 4-piece bathroom that combines style and convenience. The fully finished basement provides plenty of space for storage, recreation, or creative use, with multiple open rooms to suit your needs. A large laundry room adds to the home's functionality. The back yard is also spacious and features a covered outdoor entertaining area as well as a large heated garage, with additional loft storage, as well as a carport.