



Anne French
Your REALTOR®
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2318 10 Avenue S
Lethbridge, Alberta

MLS # A2292042



\$399,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,182 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	RESIDENTIAL
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Beautifully updated 4 bedroom, 1 bathroom home in a fantastic Lethbridge location just minutes from Henderson Lake, the hospital, schools, and shopping. This home has seen many modern updates throughout while maintaining a warm and welcoming feel. The layout offers plenty of space for families with bright living areas and comfortable bedrooms. One of the standout features is the sunroom, perfect for relaxing with a coffee, reading, or enjoying natural light year round. Outside you’ll find a detached garage and a great yard with space to entertain, garden, or let the kids play.