

**2001 10 Avenue S
Lethbridge, Alberta**

MLS # A2311810



\$350,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,077 sq.ft.	Age:	1950 (76 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Separate Entrance		

Inclusions: Fridge X2, stove X2, washer, dryer

Located in a prime south-side location near the hospital, this property presents an excellent opportunity for investors, first-time buyers, or those looking to add to their rental portfolio. Situated on a large corner lot, the home offers a side driveway, additional rear parking, and plenty of outdoor space. Inside, the main floor features a functional layout with three bedrooms, a spacious living room, and a kitchen that opens to the dining area. The basement includes an illegal suite, shared laundry facilities, and a large storage area, providing flexibility for a variety of living arrangements. Conveniently located close to shopping, schools, parks, public transit, and other amenities, this property offers strong potential in a highly desirable area.