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726 10 Avenue S
Lethbridge, Alberta

MLS # A2320639

$415,000

Division:	Fleetwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,363 sq.ft.	**Age:**	1958 (68 yrs old)
Beds:	3	**Baths:**	1
Garage:	Alley Access, Asphalt, Carport, Double Garage Attached, Garage Faces Rear		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Sump Pump(s)		

Inclusions: Piano, blinds, window coverings, water softener (unsure if its operational)

Looking for a place to bring your mid-century modern vision to life? This spacious, over 1,300 sq. ft. bungalow in the desirable Fleetwood neighbourhood offers the square footage, character, and value to make it worth putting your own stamp on. Not to mention the oversized garage attached at the rear. The main floor features three bedrooms, a full bathroom, a generous living room, and a large dining area with plenty of room for everyday living and entertaining. The kitchen overlooks the backyard and offers an abundance of cupboard space, with cabinetry that has been very well maintained and remains in great condition. One of the most unique features of the home is the massive garage/shop at the rear, connected to the house by an enclosed and insulated breezeway complete with skylights. The shop is also equipped with 220V power. Whether you need space for vehicles, projects, hobbies, storage, or a home-based business, this setup is hard to find. Downstairs, much of the work for a fourth bedroom is already in place, add an egress window and flooring to complete the space. The remainder of the basement offers even more room to develop to suit your needs. Outside, enjoy a private backyard with underground sprinklers, paved alley access, a carport, and dedicated RV parking. Located just off Scenic Drive, you’re close to the coulees, extensive walking and biking paths, Scenic Drive Dog Park, and only a two-minute drive from the Lethbridge Country Club. Centrally located on the desirable south side in an established neighbourhood, this is a home with substantial space, a one-of-a-kind garage setup, and plenty of opportunity to update it into something truly special. * Some listing photos have been digitally altered to remove very few personal belongings. No permanent features of the property have been altered.

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