

2110 36 Street S
Lethbridge, Alberta

MLS # A2336959



\$519,900

Division:	Redwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,131 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Fridge x2, stove x2, dishwasher x2, washer, dryer, all window coverings, OTR microwave, gazebo x2.

This centrally located bungalow in Lethbridge is close to schools, parks, and everyday amenities. The main level features a bright and spacious living room, kitchen, and dining area filled with natural light, along with three bedrooms and a full four-piece bathroom. A single attached garage provides convenient, secure parking and additional storage. The basement offers an illegal two-bedroom suite complete with its own kitchen, family room, and four-piece bathroom. With a functional layout and income potential, this property is an excellent opportunity for investors or buyers looking for an affordable home with the added benefit of rental income.