

937 10 Street S
Lethbridge, Alberta

MLS # A2341016



\$325,000

Division:	Fleetwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	745 sq.ft.	Age:	1910 (116 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Garden, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: feature hood fan

FULLY RENOVATED AND LOVINGLY MAINTAINED! This adorable bungalow in a prime Southside location is sure to make an impression! Thoughtfully modernized from top to bottom, inside and out, this home combines timeless charm with the updates today's buyers are looking for. From the moment you arrive, you'll notice the striking black trim windows and inviting front porch. Step inside to gleaming hardwood floors and a bright open concept main floor centred around the beautiful kitchen, complete with quartz countertops, top of the line stainless steel appliances and plenty of cabinetry. The exposed brick adds the perfect touch of character and warmth. The bathroom has been cleverly designed to serve both the main living space and the primary bedroom, functioning beautifully as an ensuite. The primary also features built in shelving and thoughtful storage. Rounding out the main floor is a lovely sitting area or den that could easily be used as an additional bedroom, depending on your needs. The basement is unfinished and offers an abundance of storage space along with an updated electrical panel, furnace and water tank, giving you a clean slate to create whatever additional living space suits you best. Step outside and the home really shines. The beautiful screened in porch creates an incredible indoor/outdoor living space and overlooks the large, east facing backyard. With plenty of room for kids and pets, a lovely patio area and garden boxes, this is a backyard you'll actually want to use. There is also off street parking at the rear of the fully fenced yard, plus alley access should you want to build a garage in the future. And then there's the location. Centrally located on the Southside with easy access to the coulees, Kinsmen Park, Urban Grocer and so many of the amenities that make this one of

Lethbridge’s most convenient areas to call home. Updated. Charming. Functional. Full of character. And an incredible Southside location. This is one of those homes that feels special the moment you walk through the door.