Anne French
Your REALTOR®
Love where you live.

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2715 10A Avenue S
Lethbridge, Alberta

MLS # A2357083

$475,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	880 sq.ft.	**Age:**	1955 (71 yrs old)
Beds:	3	**Baths:**	2
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Op		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Storage		

Inclusions: Garage Heater, Bsmt Fridge, Bsmt, Stove, Bsmt Dishwasher, Bsmt Microwave Hoodfan

LIVE UP, RENT DOWN! Whether you're looking for a home with rental income potential or a great addition to your investment portfolio, this well-maintained, MOVE-IN READY property in South Lethbridge offers an incredible opportunity! With a LEGAL UP/DOWN SUITE, 3 bedrooms, 2 bathrooms, and over 1,680 sq. ft. of total developed living space, there's plenty to appreciate. The main floor offers 2 bedrooms, a full bathroom, a kitchen, dining area, and comfortable living room. Downstairs, the legal basement suite has its own SEPARATE ENTRANCE, 1 bedroom, a full bathroom, kitchen, and living room. A shared laundry area adds convenience for both spaces. Outside, the OVERSIZED DOUBLE DETACHED HEATED GARAGE with back alley access is a fantastic bonus! There's also plenty of room for vehicles, RV parking, and a backyard with green space to enjoy summer BBQs, entertaining, or simply relaxing outdoors. And the LOCATION! Situated in an established South Lethbridge neighbourhood, you're close to Henderson Lake, Henderson Golf Course, Henderson Pool, walking and biking paths, shopping, and everyday amenities. A great property with plenty of possibilities — come see what it has to offer!

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