

**2318 10 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2174686**



**\$329,900**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,472 sq.ft.	<b>Age:</b>	1955 (69 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Other, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** NA

This home offers a total of 4 bedrooms, with 3 located upstairs, including one that could be used as a den, featuring direct access to the sunroom. The sunroom provides a versatile space for year-round use, ideal for relaxing, entertaining, or indoor gardening. The main floor features hardwood floors, a living room with built-ins, and a functional kitchen and dining area with a built-in table and bench, as well as all essential kitchen appliances. Outside, there is a 26' x 26' double detached heated garage with built-in storage and room for multiple vehicles. The lower level includes the 4th bedroom, a large recreation area with a bar, and a stove fireplace for added warmth during the winter months. The property is conveniently located near Lakeview Golf Course, the lake, pool, parks, shopping, and more. Be sure to check out the photos and virtual tour.