

1607 10 Avenue S
 Lethbridge, Alberta

MLS # A2265180



\$259,000

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|------------------|---------------------------------|---------------|-------------------|
| Division: | Victoria Park | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 931 sq.ft. | Age: | 1950 (75 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, City Lot, Landscaped | | |

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|--------------------|-----------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial | LLD: | - |
| Exterior: | Concrete, Wood Frame, Wood Siding | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters | | |

Inclusions: couch

A cute bungalow for personal use or revenue, that needs a handyman's touch. Newer hotwater tank and furnace. Large living room and cosy kitchen. Close to the hospital and centrally located to schools and shopping. A large lot with rear RV parking. An apple tree and raspberry bushes line the fence. The garage would be perfect for storing vehicles or creating a workshop. The lot alone would be perfect for a medical clinic or a duplex. Bring your ideas and handyman skills to upgrade this home to a new and exciting use.