

609 10 Street S  
Lethbridge, Alberta

MLS # A2237134



# \$240,000

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	969 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L(L)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters		

**Inclusions:** Shed, Window Coverings

Welcome to this beautifully updated one-storey home offering 968 square feet of comfortable living space. With 3 spacious bedrooms and a modernized bathroom and kitchen, this home blends classic charm with fresh finishes. The layout is warm and inviting, perfect for relaxing or entertaining. Downstairs, the partly finished basement is a wide-open space with both lino and carpeted areas—perfect for storage, a kids' play area, or a hobby zone. The basement LED lighting really brightens things up, and you'll also find the laundry and utility area conveniently located here. Step outside to your own private retreat—featuring a cozy side yard with a deck and patio area that's ideal for morning coffee or evening gatherings. Whether you're a first-time buyer, downsizing, or looking for a turnkey investment, this home has the comfort and privacy you're after. Don't miss your chance to own this move-in-ready gem!