

718 10 Street S
Lethbridge, Alberta

MLS # A2281857



\$400,000

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|--------------------|---|-------------------|---------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-L (L) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Separate Entrance, Wood Windows | | |

Inclusions: House 1 : Fridge, Stove, Dishwasher (as-is), Washer, Dryer, Window Coverings / House 2: Fridge Stove, Window Coverings

Welcome to 718 10 Street S, a well-located 2-storey home in a prime South Lethbridge neighbourhood. The main floor offers a spacious layout with a living room, dining area, and a renovated kitchen, along with a convenient 2-pc bathroom. A back door provides access to the attached super single garage and the backyard. Upstairs, the home features 3 bedrooms and a 4-pc bathroom, offering comfortable space for family living. In addition to the main home, the property includes a separate 718A 10 Street S: 1.5-storey house on the same lot featuring its own kitchen and living room, a loft-style bedroom, a 4-pc bathroom, and an unfinished basement with utility area and laundry hook-up. This additional house provides flexible living options for extended family, guests, or potential rental use, subject to approvals. The large backyard also includes a double detached garage, offering ample space for parking, storage, and outdoor use. Located close to Kinsmen Park and London Road Park, and just minutes from Urban Grocer and London Road Market, this property combines a central location with versatile living space. With two homes on one lot, multiple garages, and easy access to parks and amenities, 718 10 Street S offers a unique opportunity in South Lethbridge. Please view the video walkthrough in the links tab or on YouTube by searching for the home address; this is a home you'll want to experience in full.