

3514 10A Avenue S
Lethbridge, Alberta

MLS # A2286854



\$495,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,588 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Carport, RV Access/Parking		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Pie Shaped Lot, Underground Sprinklers		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Underground sprinklers, Garden Shed

This 1 owner home has never been listed for sale and for many good reasons. It's been a Keeper! Nicely tucked away in a quiet Lakeview neighbourhood cul-de-sac, this 1588 sq ft bungalow has so much to offer. The size of the home allows for plenty of functional living space with large rooms and a very comfortable feel. Main level highlights include vaulted ceilings, bay windows, a spacious living room with hardwood beneath the carpet, a cozy gas fireplace, main floor family room, an exceptional kitchen and dining area with extensive solid oak cabinetry and an impressive total of 24 drawers, a primary bedroom with a built-in wardrobe and drawers, and an ensuite bath that is brightly lit via the glass block wall feature. The kitchen overlooks the park-like back yard with its east facing covered deck and ground level paving stone patios. A fully developed lower level is a bonus and brings the total living space to over 3000sq ft. Updates to the home include a high efficiency furnace, electronic air filter and central A/C all in 2023, torch-on roof in 2018, and PVC windows including an egress window recently added to the lower-level bedroom. Right out your front door is a unique and impressive island of manicured trees and shrubs in the centre of your cul-de-sac. The oversized pie shaped lot offers so much room for additional parking, garden space, lounge areas, or anything else that you wish to create. Enjoy walkways, greenspaces, Henderson Lake and golf course as well as Exhibition Park, all within walking distance. Call a Real Estate Professional today to view this fantastic property!