

# \$279,900 - 1607 10 Avenue S, Lethbridge

MLS® #A2265180

**\$279,900**

2 Bedroom, 1.00 Bathroom, 931 sqft

Residential on 0.14 Acres

Victoria Park, Lethbridge, Alberta

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. Newer furnace and hot water tank. Close to the hospital and centrally located to schools and shopping. A large lot with potential for 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.

Built in 1950

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265180    |
| Price          | \$279,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 931         |
| Acres          | 0.14        |
| Year Built     | 1950        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                  |
|-------------|------------------|
| Address     | 1607 10 Avenue S |
| Subdivision | Victoria Park    |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1k0A9           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Laminate Counters                                                                 |
| Appliances        | Electric Stove, Electric Water Heater, Range Hood, Refrigerator, Window Coverings |
| Heating           | Forced Air                                                                        |
| Cooling           | None                                                                              |
| Has Basement      | Yes                                                                               |
| Basement          | Partial                                                                           |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard                      |
| Lot Description   | Back Lane, City Lot, Landscaped   |
| Roof              | Asphalt Shingle                   |
| Construction      | Concrete, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                   |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 23                 |
| Zoning         | R-L                |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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