

# \$329,900 - 1413 10 Avenue S, Lethbridge

MLS® #A2254257

**\$329,900**

4 Bedroom, 2.00 Bathroom, 824 sqft

Residential on 0.13 Acres

Victoria Park, Lethbridge, Alberta

This cozy 2-bedroom bungalow is located right near the hospital. Large landscaped lot. The 2-bedroom illegal suite downstairs has a separate entrance. Located in this beautiful mature neighbourhood, this is an excellent starter home or revenue / investment property.

Built in 1946

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2254257    |
| Price          | \$329,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 824         |
| Acres          | 0.13        |
| Year Built     | 1946        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 1413 10 Avenue S |
| Subdivision | Victoria Park    |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K 0A9          |



## Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Parking Spaces | 3                                                   |
| Parking        | Off Street, Parking Pad, RV Access/Parking, Unpaved |

## Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Separate Entrance                                                                              |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                                                        |
| Cooling           | Central Air                                                                                    |
| Fireplace         | Yes                                                                                            |
| # of Fireplaces   | 1                                                                                              |
| Fireplaces        | Electric, Living Room                                                                          |
| Has Basement      | Yes                                                                                            |
| Basement          | Exterior Entry, Full, Suite                                                                    |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Landscaped |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco                           |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 10                  |
| Zoning         | R-L                 |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | RIGHT CHOICE REALTY INC |
|----------------|-------------------------|

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