

# \$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, Range Hood, Refrigerator, Window Coverings, Electric Water Heater |
| Heating           | Forced Air                                                                        |
| Cooling           | None                                                                              |
| Has Basement      | Yes                                                                               |
| Basement          | Crawl Space, 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 | 2                  |
| Zoning         | R-L                |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.