

# \$425,000 - 2613 10 Avenue, Lethbridge

MLS® #A2254531

**\$425,000**

3 Bedroom, 2.00 Bathroom, 1,100 sqft  
Residential on 0.07 Acres

Winston Churchill, Lethbridge, Alberta

Check out this beautiful home!! Located on a quiet northside street, close to all the schools and amenities. This 3+2 bedroom, 2 bathroom bedroom home is great for a growing family. There are 3 bedrooms upstairs and 2 bedrooms downstairs. A large open kitchen is great for hosting. You can walk out to a great sunroom that can be enjoyed most of the year. You have a great back yard with fruits tress and a detached double car garage. Lots of off street parking available also with a car port! Call your favorite realtor today!

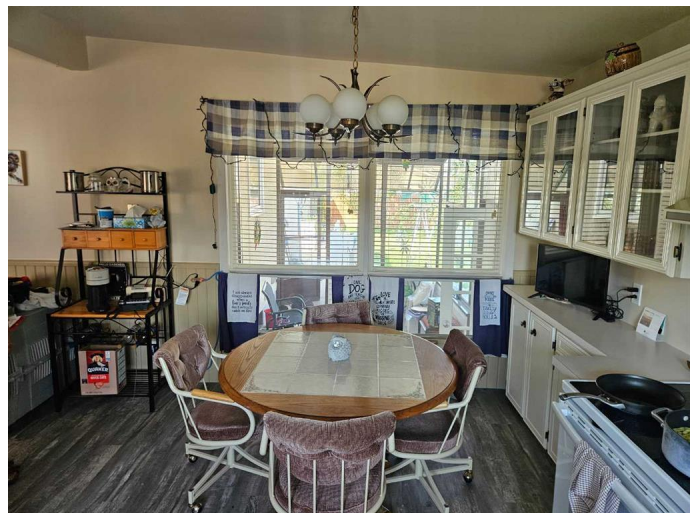
Built in 1972

## Essential Information

MLS® #	A2254531
Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,100
Acres	0.07
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address 2613 10 Avenue



Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H1M2

### **Amenities**

Parking Spaces	5
Parking	Double Garage Detached, Carport
# of Garages	2

### **Interior**

Interior Features	Chandelier, Jetted Tub, Laminate Counters, No Smoking Home, Pantry
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Rain Barrel/Cistern(s), Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Paved, Street Lighting, Underground Sprinklers, City Lot, Dog Run Fenced In, Fruit Trees/Shrub(s), Few Trees, Square Shaped Lot
Roof	Flat Torch Membrane
Construction	Brick, Concrete, Stucco, Wood Frame, Manufactured Floor Joist
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 4th, 2025
Days on Market	2
Zoning	residential

### **Listing Details**

Listing Office	Onyx Realty Ltd.
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