



GRASSROOTS
REALTY GROUP

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**1105 13 Avenue N
Lethbridge, Alberta**

MLS # A2214082



\$379,900

Division:	St Edwards		
Type:	Residential/House		
Style:	Bungalow		
Size:	951 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	See Remarks, Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Metal Siding , Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Open Floorplan, Storage, Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, hood fan, window coverings, washer, dryer, garage door opener & 2 controls, garden swing, daybed in family room, U/G sprinklers, a/c unit, shed, central vac & attachments, security system owned (buyer must pay for monitoring).

Built in 1969, this meticulously maintained 950 sq. ft. bungalow offers 3 bedrooms, 2 bathrooms, and an attached double garage, all set on a large, beautifully landscaped northside lot. The private backyard features mature trees and a productive garden, perfect for those who enjoy outdoor living. Inside, the home has seen numerous updates including windows, furnace, exterior doors, paint and flooring. The property also includes central A/C, underground sprinklers, and a 100-amp electrical panel. A large picture window brightens the main floor living room with natural light. The double attached garage measures 14' X 35' and is fully permitted and equipped with a powered overhead door. The spacious lower family room includes rough-ins for a future wet bar and is a great place for the family to relax in the evenings. Another bedroom and update bathroom round out the basement. Additional highlights include underground sprinklers and all appliances included, not to mention a NEW ROOF which will be installed prior to possession for the buyer. This well-cared-for home clearly shows pride of ownership and is ready for new owners to enjoy. Call your Realtor to view TODAY!