



**GRASSROOTS**  
REALTY GROUP

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**1226 13 Street S**  
**Lethbridge, Alberta**

**MLS # A2222742**



**\$479,900**

<b>Division:</b>	Fleetwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,171 sq.ft.	<b>Age:</b>	1957 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Interior Lot, Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage, Vinyl Windows, Wood Windows		

**Inclusions:** fridge, stove, dishwasher, window coverings, washer., dryer, garage door opener and 1 control, shed, chair lift, a/c unit

This thoughtfully renovated home stands out from the moment you arrive, with a curved walkway leading to a beautifully refreshed interior and brick exterior. Upgrades include tile and laminate flooring, some PVC windows, and a completely renovated kitchen with plenty of cabinetry. Both bathrooms have been modernized, including a stunning main bath with a walk-in shower and full surround. Offering four bedrooms, two full bathrooms, and two generous living areas, this home has room for the whole family. The main level features large bedrooms, new windows, and a cozy wall-mounted electric fireplace. Downstairs, you'll find a spacious laundry area, a second bathroom with a corner shower, and great potential for a secondary suite. Additional improvements include furnace and an A/C unit. Accessibility is enhanced with an electric chair lift from the back door to the basement. Outside, enjoy a large, landscaped lot with mature trees, no rear neighbors, and a solid cinder block fence. A heated 16 X 24 super single garage with dual mezzanines, double carport, and RV parking offer excellent storage and parking options. This home combines modern comfort with smart design and a great location—don't miss your chance to make it yours!