



GRASSROOTS
REALTY GROUP

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1718 13 Street N
Lethbridge, Alberta

MLS # A2234431



\$385,900

Division:	St Edwards		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,498 sq.ft.	Age:	1922 (103 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Partial, Partially Finished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, Laminate Counters, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Kitchen Island/Breakfast Bar (Moveable)

Beautifully Updated Home on a Large Corner Lot & Character, Comfort & Space Combined! This beautifully updated home offers nearly 1,500 sq ft of thoughtfully designed living space, blending modern finishes with the original charm and character of its build. Located on a spacious corner lot just steps from schools and shopping, this home is perfect for families or anyone seeking both comfort and room to grow. Inside, you'll find extensive updates including new flooring, windows, roof, siding, kitchen, bathroom, and more. The spacious kitchen features ample cabinetry and flows effortlessly into the dining and living areas, making it ideal for everyday living and entertaining. Upstairs offers a primary bedroom and an additional bedroom, while the lower level includes two more bedrooms, a full bathroom, and a bonus rec room in the basement & complete with loads of storage. Outside, the oversized lot features beautifully updated landscaping, garden boxes, a handy storage shed, and plenty of space to build a large garage or workshop. With ample parking and room to enjoy the outdoors, this property is full of opportunity. If you're looking for an updated home with character, space, and incredible potential & all in a convenient location & this one is a must-see. Contact your REALTOR® today to schedule your private showing!