



GRASSROOTS
REALTY GROUP

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1802 13 Street N
Lethbridge, Alberta

MLS # A2248409



\$289,900

Division:	St Edwards		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	592 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Front Yard, Gazebo, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, Primary Downstairs, See Remarks, Storage, Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Central Air, All Window Coverings, Electric Fireplace & TV in basement bedroom, Lawnmower (new), All Garden Hoses, Supplies & Gardening Tools, Shed, Gazebo, Hot Tub, Telus Security System (inactive) **stair lift can stay or be removed in buyer wishes**

This immaculate 1/2 duplex has been lovingly maintained by the same owners for 20 years! 2 large bedrooms, 1.5 bathrooms and updated throughout. The main floor features a spacious living room with gas fireplace, office nook, maple kitchen with ample counterspace, pantry & new stainless steel appliances. There's an extra large dining area that walks out to the upper level deck, laminate flooring and updated lino as well (No Carpet!!). The bedrooms are located on the lower level and the laundry room has extra under stair storage. In the past 5 years this property has had updates to the furnace, hot water tank, shingles & toilets. Situated on beautifully landscaped lot, the extra icing on the cake is the brand new gazebo with sitting area and 2 man hot tub (only 3 months old) offering excellent privacy! There's a maintenance free shed, large under deck storage area and front parking. Fully fenced and walking distance to schools, playgrounds, shopping & dining. Move-in ready!