



GRASSROOTS
REALTY GROUP

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2610 13 Avenue N
Lethbridge, Alberta

MLS # A2254872



\$399,900

Division:	Park Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,127 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, See Remarks, Separate Entrance		

Inclusions: Fridge, Stove, Dishwasher, OTR microwave, Washer, Dryer, Central AC, Water softener, Garage door opener and 1 remote, Shed (as is where is), Fridge in basement, Deep freeze in basement, Water softener, Central vac and attachments(as is), Gas fireplace downstairs (as is). See Addendum for full furniture list.

Welcome to 2610 13 Avenue N, a well-cared-for, fully furnished 1,127 sq. ft. bungalow with a layout designed for everyday living. On the main floor, you'll find three bedrooms, including a primary with a private half-bath en-suite, plus a full bathroom for the family. The living and dining areas are bright and welcoming, thanks to the large front windows. The lower level extends the living space with a generous family room featuring a cozy gas fireplace, an additional bedroom, another bathroom, a dedicated laundry room, and a separate storage room. Outside, the 26' x 16' detached garage and backyard shed provide plenty of space for vehicles and tools, while the well-maintained yard completes the property. With four bedrooms, three bathrooms, and a practical yet comfortable design, this home is a solid find under \$400,000. Ask your REALTOR® about all the furniture that is included in the sale.