



GRASSROOTS
REALTY GROUP

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**1409 13 Avenue N
Lethbridge, Alberta**

MLS # A2264323



\$315,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,050 sq.ft.	Age:	1960 (65 yrs old)
Beds:	5	Baths:	1
Garage:	Driveway, Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, A/C, Window Coverings, Garage Door Opener and Remote(s); ALL APPLIANCES AS IS

Welcome to this well-maintained one-owner bungalow, ideally situated on 13 Avenue North, just steps from 13 Street North and the many convenient amenities the area has to offer! Enjoy easy access to Norbridge Lions Park, Nord-Bridge Seniors Centre, a local convenience store, hair salon, and more. The main level features a practical and inviting layout with three comfortable bedrooms, a 3-piece bathroom, and a well-appointed kitchen with plenty of cabinet space. Downstairs, the partially finished basement offers great potential to make it your own, and includes a spacious rec room/family room complete with a large dry bar that is perfect for relaxing or entertaining. Outside, you'll find a single detached garage and a charming garden area that is ideal for anyone with a green thumb or simply looking to enjoy some outdoor space. Plus, a newer furnace adds extra peace of mind for years to come. Whether you're a first-time buyer, downsizing, or investing, this solid home in a fantastic location is full of opportunity!