



GRASSROOTS
REALTY GROUP

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13 Primrose Place N
Lethbridge, Alberta

MLS # A2273979



\$379,900

Division:	Park Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,121 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Carport		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks, Vaulted Ceiling(s)		

Inclusions: Refrigerator x2, Stove x2, Range Hood x2, Washer & Dryer, Window Coverings

Welcome to this inviting home in a quiet Park Meadows cul de sac, offering comfort, flexibility, and excellent value. This original owner property features 3 bedrooms (2 up and 1 down) and 2 full bathrooms, with vaulted ceilings, fresh paint, and some new flooring that create a bright, open feel. The lower level includes a partial illegal studio suite with a private entrance, providing excellent potential for extra income or extended family living. The location is a standout. The home sits just steps from Park Meadows Park, offering easy access for kids, dog lovers, and anyone who enjoys the outdoors. The park includes green space, a newer playground, and a great tobogganing hill for winter fun. The fully fenced backyard adds to the appeal, offering plenty of space to relax or play. There is a double carport and a long driveway that can accommodate multiple vehicles or even an RV. This cul de sac is known for long term original owners, a friendly neighbourly feel, and a great environment for kids. The home is also within walking distance to all levels of school and only minutes from shopping, transit, and amenities. A well rounded property with income potential, outdoor space, and a great community setting doesn't come up often. Don't miss your chance to make this home your own.