



**GRASSROOTS**  
REALTY GROUP

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**2517 13 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2282674**



**\$424,900**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,068 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Gazebo, Interior Lot,		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Brick, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Pantry, Sump Pump(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** 2 sheds

Here is an awesome Bungalow centrally located to schools, churches, shopping and the bonus is it is all within walking distance. This lovely home has seen many improvements over the years and it is move in ready. There are 3 bedrooms upstairs, generous eating area for the dining room table. The good sized windows allow so much natural light into this home, this will make you feel good!! The pink bathtub was left behind by previous owners as no one had the heart to tear out this original tub as it seems so in keeping with the 1955 vibe of saving something original!! The yard is so spacious and has recently had the addition of a 21 x 29 double garage, two sheds (one being used as an awesome dog kennel) kids play set, and the fence took a lot of time and money to build on such a huge pie shaped yard!! The bonus is the finished basement that has two more bedrooms, huge family room with wall inset designed for the big TV. Enjoy the gorgeous 4 piece bathroom, and who doesn't appreciate a decent sized laundry room. The layout of this home could easily be suited if that is a desire but it served very well as a starter home for this family to enjoy their young family to the next phase of life. Be sure to take a look at this well maintained property located in a low traffic neighbourhood.