



**2014 13 Street N**  
**Lethbridge, Alberta**

**MLS # A2290755**



**\$289,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Winston Churchill                                      |               |                   |
| <b>Type:</b>     | Residential/House                                      |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 840 sq.ft.   | <b>Age:</b>   | 1954 (72 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street, Parking Pad, Single Garage Attached        |               |                   |
| <b>Lot Size:</b> | 0.11 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Rectangular Lot, Street Lighting |               |                   |

|                    |                    |                   |     |
|--------------------|--------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Hardwood, Laminate | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle    | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Other              | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Mixed              | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Combination        | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks        |                   |     |

**Inclusions:** n/a

Looking for the perfect starter home, rental property, or place to downsize? This charming 2-bedroom, 1-bathroom home could be exactly what you've been searching for. The bathroom offers the best of both worlds with both a shower and a standalone soaker tub. Natural light fills the home, creating a bright and welcoming atmosphere throughout. The spacious living room provides plenty of room to relax or entertain. Conveniently located close to shopping, restaurants, parks, schools, and the scenic coulee trails, this home offers both comfort and accessibility. A parking pad and single attached garage provide ample off-street parking. The backyard is a great size with alley access and plenty of deck space to enjoy summer barbecues and outdoor living. This home has seen many updates over the years, including a newer roof, fascia, windows, laminate flooring, paint, and trim.