



2102 13 Street N
Lethbridge, Alberta

MLS # A2295944



\$275,000

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|------------------|---------------------------------|---------------|-------------------|
| Division: | St Edwards | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,050 sq.ft. | Age: | 1976 (50 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Metal Siding | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Laminate Counters, Storage | | |

Inclusions: Fridge, hood fan, washer, dryer, blinds

Recently renovated and move-in ready, this half-duplex offers a fantastic opportunity to step into home ownership. This 3 bedroom two-storey features modern updates throughout, providing a comfortable and low-maintenance lifestyle. With nothing left to do but move in, it's the perfect choice for first-time buyers or a smart addition to any investment portfolio.