



GRASSROOTS
REALTY GROUP

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2201 13 Avenue S
Lethbridge, Alberta

MLS # A2298917



\$439,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,657 sq.ft.	Age:	1956 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating: Forced Air

Floors: Other, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Other, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: NA

Opportunity knocks in the desirable Agnes Davidson community! This corner lot location gives you a front-row seat to the Assumption School field and is just minutes from Gilbert Paterson, parks, and nearby amenities in a well-established mature neighborhood. This home offers 4 bedrooms, 2 bathrooms, and plenty of potential for a buyer looking to make it their own. The main floor features a kitchen with quartz countertops, along with great space to enjoy the kitchen, dining, and living areas. Downstairs, the large basement provides added flexibility for future development, storage, or extra living space. There is also an opportunity for a future 1-bedroom illegal suite with a separate entry, giving buyers more options to consider. Big-ticket updates include the roof, completed approximately 4 years ago, along with a brand new furnace and central A/C. Outside, the oversized detached garage and ample parking add even more value to this property. If you have been looking for a home with space, and future potential in a great southside location, this one is worth a look.