



708 13 Street N
Lethbridge, Alberta

MLS # A2134189



\$259,800

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,556 sq.ft.	Age:	1929 (95 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	C-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: Underground sprinklers, Central A/C

This 3 bedroom Single Family home is located in a convenient setting close to shopping, schools, arena, and playgrounds. It is zoned as C-G so the usage possibilities are plentiful. The lot is 50 x 125 and is located right beside Thriftway Drugstore. The lower level is developed and there is even loft living space on the upper level. Updates include an H.E. furnace, Central A/C, Electrical and Plumbing, Underground sprinklers, and PVC windows. There is a single garage out back and also room for a lot more parking off of the back laneway. Bring the home back to life with some cosmetic effort and creativity or consider it's commercial development potential!