



330 13 Street S
Lethbridge, Alberta

MLS # A2139678



\$800,000

Division:	London Road		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,343 sq.ft.	Age:	1927 (97 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Single Garage Detached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, Gazebo, Front Yard, Lawn, Landscaped, Many Trees, Private		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L(L)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Crown Molding, French Door, Granite Counters, Kitchen Island, Pantry		

Inclusions: Fridge, Gas Range, Dishwasher, OTR Microwave, Washer and Dryer, All Window coverings including curtains, rods and blinds, Underground Sprinklers, 2 Garage Door remotes, Electric Fireplace (master), Hot Tub "as is", Shed, Electric Heater in Garage

You have all wondered what's behind this 8-foot-tall privacy wall on 13th St. South. Well, the time is now, and you will not be disappointed! As soon as you walk through the gate, you will be in awe of the landscaping, the climbing vines, and the street appeal of the front of the house. This is the definition of charm and character along with newly updated amenities. As you walk under the swooped roof and head into the front entrance of the home with the refinished hardwood floors, beautiful French doors open up into the large living space at the front of the home with windows on all three sides, allowing you a full view of your amazing yard finished off built-in speakers that are hooked to a control four systems. The space is connected to the large dining room area with wainscoting, wallpaper, more windows, and saloon door access into the kitchen area featuring newer white cabinets, added storage, granite countertops, and stainless steel appliances. There is also a back office area off the kitchen with a separate rear entrance for conveyance. As you head towards the half bath and another back entrance by the attached garage and detached double car garage. As you circle back to the front entrance, you will head up to the second floor where there's a continuation of the hardwood floors up the stairs, charming wood railing, beautiful upgraded lighting, four bedrooms, and two full bathrooms, one of which has been completely updated with beautiful marble finishes, a steam shower, and electric in-floor heating. One of the bedrooms at the rear of the home features access onto a rooftop patio area, looking onto your large backyard with mature trees. As you make your way to the basement there is a kids climbing wall and secret hide out cubby. The rest of the basement has had updates with new carpet, paint, a fully renovated bathroom with in-floor heating, a

laundry room, workout area, and mechanical all together on one side of the basement. With tons of updates done in 2012 like professional asbestos mitigation, a new boiler system, updated electrical, hot water tank, water softener, HRV, and a beautiful metal roof! The backyard features a pergola with a hot tub, multiple patio areas with beautiful interlocking, oversize interlocking brick with a fire pit area, a dog run, shed, double car garage, not to mention all of the trees, shrubs and climbing vines on your 8-foot-tall privacy wall that surrounds the entire property, fully gated, and the beautiful lush plants from peonies, hostas, bleeding hearts, poppies clematis, raspberry canes, grape vines, and some of the tallest trees in Lethbridge. See for yourself with your favorite realtor today!!