



**GRASSROOTS**  
REALTY GROUP

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**1310 13 Street N**  
**Lethbridge, Alberta**

**MLS # A2140291**



**\$267,500**

<b>Division:</b>	St Edwards		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	927 sq.ft.	<b>Age:</b>	1915 (109 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Street Lighting, Underground Sprinklers,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Sump Pump(s)		

**Inclusions:** Fridge, stove, garage door opener & control

Welcome to 1310 13th street. This charming bungalow is full of character from it's era such as stain glass windows, high ceilings, built in storage and deep closets. The front porch has been closed in to become a convenient mud room for coats, shoes and backpacks. Upon entering, the front hallway offers access to 2 spacious bedrooms before opening up to a cozy living room with a third bedroom or office just to the side. The rear of the home showcases a bright, combined kitchen and eating space, along with a four-piece bathroom featuring a convenient pocket door to a tidy, partially finished basement equipped with laundry facilities and a newer hot water tank. Outside, the expansive 61' by 130' lot has a double driveway for that off street parking, shed for yard tools, plenty of space for a garden or raised beds and a welcoming fire pit area for enjoying evenings under the stars. Additionally, there are under ground sprinklers ensuring effortless maintenance. The standout feature is the 30' by 26' garage, built in 2017, boasting 220v wiring, heat, and easy access to a paved alley T-intersection, ideal for seamless parking. Don't miss your chance to see it.