



**2914 13 Avenue S  
Lethbridge, Alberta**

**MLS # A2171210**



**\$380,000**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	972 sq.ft.	<b>Age:</b>	1960 (64 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan		

**Inclusions:** Negotiable

People have described this Lakeview area home as 'immaculate', 'a doll house' and 'wow, well kept!'. But wait till you see it yourself and you'll see how well the owner has kept this home! From the manicured yards to the well-planned paint colours and updates, this is one that needs to be seen. As soon as you pull up to the house, you'll notice the well cared for 'curb appeal' which truly sets the tone for the rest of the home. From outside you'll also see the updated shingles and the single detached garage. Once inside you immediately can tell this non smoker home has had some updates to really compliment the modern and open feel. The kitchen features tons of natural light and blends into the dining area to give it that 'entertainer delight' that everyone wants. The openness continues into the living room which is also flooded with light thanks to a MASSIVE picture window. The primary bedroom, with south facing windows, can accommodate that large bed you may have. And the remaining two bedrooms on this level will easily accommodate the kids. One of the bedrooms is set up with access to the yard, making it a perfect home office. Check out the updated bathroom on this level as well. Heading to the lower level you'll notice another updated bathroom, which makes living easy with a large family. This lower level also features a fireplace in the large family room, perfect for those family get together nights. There are also two more bedrooms (for a total of FIVE bedrooms) as well as a family sized storage area and laundry. The rear yard is a MUST SEE; you'll notice how the mature landscaping makes this fenced yard very private without taking away the space for the kids to really enjoy. Want updates? This place has them, and you'll notice them all when you're here. You'll also notice the AC,

flooring, soft close doors/drawers, etc&hellip;come see it!