



**2520 13 Avenue N
Lethbridge, Alberta**

MLS # A2184543



\$345,000

Division:	Park Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,108 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Oversized, Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Here is your chance to get into Park Meadows for under 350k! Large Beautiful house on the north side. 6 bedrooms (3 on the main, 3 in the basement), 2 washrooms (1+1), has a 1.5 car detached and heated garage, large back yard and a shed. Currently fully rented out but can be made vacant if desired. Basement is legal and inspected by the city. Replaced flooring and roof 5 years ago. All windows in basement are egress. Located in a quiet street close to northside Walmart, schools and 1 park about 100 m away. Perfect as a single family home or investment property.