



**1913 13 Avenue N
Lethbridge, Alberta**

MLS # A2185231



\$350,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,206 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Attached Carport, Driveway, Heated Garage, Single Garage Att		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Street Lighting, Recta		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters		

Inclusions: Fridge x2, Freezer x2, Stove, Dishwasher, Washer, Dryer, OTR Microwave, AC

This beautiful home features a new washer, dryer, stove, microwave, dishwasher, and furnace all within the last year. The kitchen features glass tile backsplash, laminate countertops, and a walk-in pantry. Enjoy a spacious living room, three large bedrooms, and a bright 4-piece bathroom on the main floor. The finished basement offers a large bedroom, 3-piece bathroom, a huge family room, laundry, and ample storage—with potential for a suite! Outside, you’ll find a front-drive carport, attached garage, detached single garage, and RV parking. The low-maintenance backyard is perfect for easy living. Conveniently located near schools (K-12), parks, shopping and other amenities, this home is ready for quick possession. Don’t miss out—schedule a showing with your REALTOR® today!