



**1101 13 Avenue N  
Lethbridge, Alberta**

**MLS # A2197097**



**\$400,000**

<b>Division:</b>	St Edwards		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,318 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Corner Lot, Standard Shaped Lot		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Wood Siding

**Zoning:** R-L

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Built-in Features, Storage

**Inclusions:** fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener & remote, central AC

Start calling your REALTOR® now, because this fantastic corner lot, bungalow home located just a block from St. Paul's elementary school and a short two minute drive to Senator Buchanan elementary school won't last long!! With several updates and renovations done within the last five years including: Brande new hot water tank, newer furnace, 6 year old shingles, many new windows, interior doors, fresh paint, vinyl plank flooring, bathroom updates, and some painting, a new backsplash, and new cabinet hardware in the kitchen, this home is right ready for you and your family to walk through the front door and enjoy! This five bedroom, three bathroom home has a bright and airy feeling with lots of natural light and living space both upstairs and down! In the backyard you will find a spacious, double detached garage, additional trailer/RV parking, your central air conditioning unit, space for a garden, and room for your kid's playset or trampoline. This home has no shortage of storage space, with storage areas downstairs, a shed off the side of the home, and plenty of closets upstairs for your use. All of the bedrooms in the home provide you and your kids, guests, or other family members ample space to spread out. Main floor laundry, a side entrance into the home, new flooring in the downstairs bathroom, a beautiful brick feature wall, and an ensuite bathroom for the primary bedroom are just some of the other perks your family will enjoy when you purchase this home! So what are you waiting for?! This house is ready for you to start calling it your home!