



1103 13 Street S
Lethbridge, Alberta

MLS # A2200819



\$300,000

Division:	Fleetwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	889 sq.ft.	Age:	1950 (75 yrs old)
Beds:	3	Baths:	1
Garage:	Concrete Driveway, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Tv mount in Living room, window coverings, electric fireplace

Looking for an affordable south side home in a great location? This home has so many possibilities. The mainfloor has been mostly redone including a renovated kitchen and bathroom. There is some new development in the basement as well, and lots of potential to still add your personal touches (new furnace in 2025 and new hot water tank in 2021). This is just down the block from Gyro park, so it's easy to get out and enjoy a beautiful walk most anytime. The home has a single detached garage, but there is potential to build more on this 7,000 square foot lot (just check with the city). This could be a great starter home, something for downsizing, or even as a rental. Call a REALTOR to get in today.