



**2205 13 Avenue N
Lethbridge, Alberta**

MLS # A2207417



\$279,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,382 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Wood Siding	Zoning:	R-L
Foundation:	Block	Utilities:	-
Features:	Jetted Tub, Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher (as is), Washer, Dryer, Central Air, All Window Coverings, Peka Rollshutters, Shed

What a great opportunity to own a spacious Northside bungalow that is within walking distance to shopping, swimming & several schools! Featuring 3 bedrooms and 2 bathrooms including a four-piece ensuite with jetted tub, white kitchen with eating bar, formal dining space, main floor living room, family room with wood burning fireplace and sliding back doors to the HUGE back yard. There's plenty of space for a large garage, garden & more. Including main floor laundry, a newer furnace, central air, peka rollshutters and updates over the years to the bathrooms, some flooring and windows. A large front driveway and quiet location as well!