



GRASSROOTS
REALTY GROUP

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1414 13 Avenue S
Lethbridge, Alberta

MLS # A2307160



\$389,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,024 sq.ft.	Age:	1952 (74 yrs old)
Beds:	4	Baths:	2
Garage:	None		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Fridge x2, Stove x2, Dishwasher, OTR Microwave, Washer/Dryer

14 14 13 Ave S - this well-maintained raised bungalow offering excellent flexibility for homeowners and investors alike. With a 3 bedroom, 1 bathroom main floor suite and a separate 1 bedroom, 1 bathroom non-conforming basement suite, this property is perfectly suited for generating rental income or living upstairs while renting down. The main floor features a beautifully updated kitchen, original hardwood flooring, and a bright, functional layout throughout. Downstairs features an open concept living area with the large living room featuring a gas fireplace. Shared laundry adds convenience for both suites, while the large backyard and front deck provide great outdoor living space to enjoy. Whether you're looking for a solid revenue property, a mortgage helper, or an affordable home with income potential, this south side property is full of opportunity in a desirable location.