



**GRASSROOTS**  
REALTY GROUP

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2501 13 Avenue N  
Lethbridge, Alberta

MLS # A2307767



**\$401,000**

|                  |                                         |               |                   |
|------------------|-----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Park Meadows                            |               |                   |
| <b>Type:</b>     | Residential/House                       |               |                   |
| <b>Style:</b>    | Bungalow                                |               |                   |
| <b>Size:</b>     | 964 sq.ft.                              | <b>Age:</b>   | 1972 (54 yrs old) |
| <b>Beds:</b>     | 3                                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached                  |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Level |               |                   |

|                    |                  |
|--------------------|------------------|
| <b>Heating:</b>    | Forced Air       |
| <b>Floors:</b>     | Carpet, Linoleum |
| <b>Roof:</b>       | Asphalt Shingle  |
| <b>Basement:</b>   | Full             |
| <b>Exterior:</b>   | Composite Siding |
| <b>Foundation:</b> | Poured Concrete  |
| <b>Features:</b>   | See Remarks      |

|                   |     |
|-------------------|-----|
| <b>Water:</b>     | -   |
| <b>Sewer:</b>     | -   |
| <b>Condo Fee:</b> | -   |
| <b>LLD:</b>       | -   |
| <b>Zoning:</b>    | R-L |
| <b>Utilities:</b> | -   |

**Inclusions:** NA

Perfect affordable and move in ready! Plenty of space for the kids with three bedrooms up and a full bathroom. The deck is just off the dining area which is very handy and great for entertaining, barbequing or just relaxing. Basement offers extra area for rumpus room, games room, television movies and others. And there is a wonderful useable 3 piece bathroom in the basement. Along with this property comes a big heated double garage for warm vehicle starts in the winter and nice toy storage in the summer plus off street parking and a paved lane. This home is mechanically A-1 with a Coleman high efficiency furnace, hot water tank, extra insulation and 50 year roof shingles all with in the last 3 years. Location is great for all amenities including parks, recreation, and shopping all close by.