



GRASSROOTS
REALTY GROUP

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1409 13 Street N
Lethbridge, Alberta

MLS # A2322294



\$325,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	747 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions:	N/A
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Charming 3-bed bungalow that's move-in ready and easy on the wallet. Big-ticket items are already done: newer furnace and hot water tank, and brand new fence, plus some updated windows. Main floor is bright and open, featuring spacious living room with great natural light, a kitchen with loads of storage and granite countertops, and two bedrooms down the hall. The finished basement that also has a separate entrance in the back. Two large windows already in place, (one in the current bedroom and another where a possible fourth bedroom could go. Out back: a fully fenced yard ready for the dog, the kids, or summer BBQs. Garage handles parking and storage. Close to amenities, restaurants, and shops. Great fit for a first-time buyer or an investor hunting a solid opportunity. Book a showing with your Favourite Realtor today.