



GRASSROOTS
REALTY GROUP

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1218 13 Street N
Lethbridge, Alberta

MLS # A2322323



\$250,000

Division:	St Edwards		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,219 sq.ft.	Age:	1890 (136 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions:	N/A
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Rare opportunity to own a MASSIVE 10,032 sq ft lot in the heart of a mature neighborhood. Character-filled property offers a functional main floor and a huge backyard with endless possibilities. Close to schools, parks, transit and major routes, this is a unique opportunity. Reach out to your favorite realtor to take a look today.