



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2405 13 Avenue S
Lethbridge, Alberta

MLS # A2323688



\$389,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,221 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks		

Inclusions: Stove, Hoodfan, Dishwasher, Refrigerator, Microwave, All Window Coverings, Washer & Dryer, Freezer, Cabinet in Laundry Room, Shed

Welcome to this well-maintained bungalow in the desirable Agnes Davidson neighbourhood, offering 4 bedrooms, 2 bathrooms, and a functional layout perfect for families, first-time buyers, or investors. The main floor features beautiful original hardwood flooring in excellent condition, a bright living room, dining area, kitchen with an eating nook, two bedrooms, a spacious primary bedroom, and a 4-piece bathroom. Downstairs you'll find an additional bedroom, a large family room, a 3-piece bathroom, laundry area, and a hobby/storage room with plenty of flexibility for your needs. With its layout and lower-level living space, this home offers excellent suite potential for those looking to generate additional income or accommodate multi-generational living. Important updates have already been completed, including the roof in 2013, hot water tank in 2014, sump pump in 2015, and furnace in 2020. Situated close to schools, parks, shopping, and all amenities, this home also includes a single detached garage and presents an outstanding opportunity to own in one of Lethbridge's most established neighbourhoods.