



GRASSROOTS
REALTY GROUP

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1001 13 Street S
Lethbridge, Alberta

MLS # A2335053



\$269,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1941 (85 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Concrete Driveway, Off Street, Parking Pad, Single Garage Det		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, S		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Bookcases, Ceiling Fan(s), Natural Woodwork, Storage, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: n/a

Diamond in the rough is the best way to describe this solid built Bungalow, that is just a few steps away from Gyro Park!! This corner lot is very spacious, with rear alley parking plus a detached single garage that faces 10th Avenue S with an entry to the rear patio.. A former rental property, it is now time for the next owner to polish this home back to the original charm that it used to be. From the original hardwood floors, to the built in dining room cabinets, this house has a full basement, can easily be suited, has 4 bedrooms, two bathrooms. The basement has 9 windows in total!! The interior doors are original to the year built, and who doesn't love the glass door knobs! This house needs a deep clean, patch the walls and paint it out, light fixtures, and some cosmetic changes, yard work, and for this money you have an awesome house. If you work at the hospital you would not need a car!! And the bus stop is just outside the side of the house. This property has a lot of options, from an affordable single family home, to a revised home with basement suite, or potential of what you can build on a 63 x 125 lot in the future, although the home is way too solid to think of it is a tear down!! Be sure to call your agent to see this one!! For this price, it just wont last.