



Anne French
Your REALTOR®
Love where you live.

403-894-9537
anne@locknkeyrealty.ca

1507 13 Street N
Lethbridge, Alberta

MLS # A2155120



\$377,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,064 sq.ft.	Age:	1950 (75 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private		

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

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, A/C Unit, All window coverings, Upright Freezer, Garage Door Opener & remote

If you are looking for a beautifully maintained, unique, charismatic home with numerous updates, look no further! This lovely four level split offers space, comfort and a sense of warmth and welcome that rivals a new build. With a good sized primary bedroom, private upstairs loft, large living room and fabulous basement storage, this lovely home has ample space for everyone. Updates include a fully insulated large double detached garage, new windows, newer furnace, air conditioner, and electronic air cleaner. Waterproof roofing recently replaced the roof with GAF Timberline LT shingles, with a transferable warranty. New eavestrough, new downspouts and leaf-guard installed on the front of the house. The backyard is a private oasis, with a covered patio and tasteful landscaping. The great double garage is a dream for anyone who needs to work on vehicles, or requires extra space for storage. Book a showing soon with your REALTOR®;, as this gem will not last long.