



Anne French  
Your REALTOR®  
Love where you live.

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1507 13 Street N  
Lethbridge, Alberta

MLS # A2155120



**\$379,000**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,064 sq.ft.	<b>Age:</b>	1950 (74 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Private		

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