



Anne French
Your REALTOR®
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828 13 Street S
Lethbridge, Alberta

MLS # A2186469



\$329,900

Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,092 sq.ft.	Age:	1955 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-L(L)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Electric patio awning, wall mounted flatscreen television

Here's an affordable, southside, bungalow with a great location, close to schools, parks and the hospital. With over 1,000 sq ft, four bedrooms, two bathrooms, and a finished basement, this is a perfect family home. Many nice updates have already been completed, including kitchen, bathroom and windows. With a high efficiency furnace and newer A/C, you'll be warm in winter and cool in summer. Enjoy the large backyard in summer with a concrete patio and an electric awning for shade. With a detached garage and a large pad in the back, you'll have lots of parking. And, if you happen to be looking for a revenue property, this home is set up perfectly to be suited, with front and rear entrances, and a summer kitchen in the basement. This is a solid home, owned by the same family since it was built in the 50's. Definitely worth a look!