



Anne French
Your REALTOR®
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1206 13 Avenue N
Lethbridge, Alberta

MLS # A2189379



\$265,000

Division:	St Edwards		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Private		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Slab	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions: Shed.

Spacious bungalow on a huge lot with RV parking. This 3 bed 1 bath home is 1040 sq ft and has everything you need on the main floor. Many updates have occurred throughout this home over the years including, furnace, roof, windows, water lines and flooring. Tons of parking with the driveway in the front and room to build a garage in the back. Located close to many schools!