



Anne French  
Your REALTOR®  
Love where you live.

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516 13 Street S  
Lethbridge, Alberta

MLS # A2199445



**\$529,900**

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,950 sq.ft.	<b>Age:</b>	1930 (95 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Landscaped, Private, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R-L(L)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Crown Molding, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Storage		

**Inclusions:** fridge, stove, OTR, dishwasher, washer, dryer, window coverings, garage door opener & remote, snow blower, leaf blower, shed

You've driven by and wondered what it would be like to live here - well now's your chance to own it! This charming London Road property features all the character and warmth you'd expect and sits on a manicured 75' x 125' lot! You'll love all the natural lighting throughout - bringing the outdoors inside! There's a spacious entry area, rich hardwood in the dining room & running up the stairs, French doors with glass knobs, high ceilings and crown molding in the formal living and dining rooms; a cozy family room with a gas fireplace and pine ceiling & skylights all overlooking a picturesque back garden. There's a very pretty formal living room with LOTS of windows and a decorative fireplace (never used by these owners). Upstairs is a full bathroom & 3 bedrooms all with large closet spaces. The lower level will give you lots of options for another bedroom, a games room, office or craft space. While on the lower level, with a little looking, you might also find Harry Potter's quarters under the stairs &/or his penthouse suite on the top level! Laundry is conveniently located on the main floor as well as a 3 piece bath. The back yard/garden is so pretty & fabulous! You'll host garden parties for your family & friends - there's a paving stone patio & winding walkways among the apple & plum trees, raised garden boxes and lush grass (underground sprinklers too!) Enjoy time on the covered, maintenance-free deck and not worry about painting anything! The house is also wrapped in Hardi-board! You'll find lots of natural lighting in the children's playhouse and garage too -big windows! The playhouse in the past even had power & even has its own "fireplace" - imagine all the fun your children or grandchildren can have! The sellers updated the shingles -south side 6 years ago & north part 12 years ago; the family room torch down roof is 2 years old; the hot water tank is 5 years old; the

dishwasher, stove, OTR, washer & dryer are all between 6 months & 2 years old; the furnace was just replaced February 2025 (\$7800).  
Check out all the pictures and call your Realtor to book a showing!