

1116 13 Street S
Lethbridge, Alberta

MLS # A2174240



\$309,900

Division:	Agnes Davidson		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	616 sq.ft.	Age:	2011 (13 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge, Stove, OTR Microwave, Dishwasher, Washer, Dryer, Blinds, and Window Coverings

An affordable opportunity awaits you in this crazy market. This half duplex may be your stepping stone to finally get in. With Three great sized bedrooms and an open concept living this home will provide you with the comforts of life with central A/C and a location that is quite ideal. Located close to the hospital, parks, and schools. Run do not walk to view this property before it is GONE!