

**2520 13 Avenue N**  
**Lethbridge, Alberta**

**MLS # A2184543**



**\$345,000**

<b>Division:</b>	Park Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,108 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Oversized, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate, Linoleum, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Composite Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** N/A

Here is your chance to get into Park Meadows for under 350k! Large Beautiful house on the north side. 6 bedrooms (3 on the main, 3 in the basement), 2 washrooms (1+1), has a 1.5 car detached and heated garage, large back yard and a shed. Currently fully rented out but can be made vacant if desired. Basement is legal and inspected by the city. Replaced flooring and roof 5 years ago. All windows in basement are egress. Located in a quiet street close to northside Walmart, schools and 1 park about 100 m away. Perfect as a single family home or investment property.