

**2811 13 Avenue S  
Lethbridge, Alberta**

**MLS # A2305517**



**\$384,900**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Off Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** includes downstairs fridge and 2 garden sheds

Welcome to 2811 13th Ave South! This is a rare find, as homes in the Lakeview area of South Lethbridge are rarely priced under 400k. 1092 sq ft 3+2 bedroom bungalow style home on a large pie shaped private lot, with tons of offstreet parking and a covered carport. Numerous upgrades have been completed over the years, including roofing, some windows, newer furnace, OD hot water tank, and the sewer line was replaced in 2023. Basement has a kitchenette, with separate rear entrance and its own laundry. This sweet little diamond in the rough has been in the same family for many years. Includes 6 appliances, and 2 garden sheds. Take the time to view this one!