



Anne French  
Your REALTOR®  
Love where you live.

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1414 13 Avenue S  
Lethbridge, Alberta

MLS # A2307160



**\$409,900**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,024 sq.ft.	<b>Age:</b>	1952 (74 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Fridge x2, Stove x2, Dishwasher, OTR Microwave, Washer/Dryer

14 14 13 Ave S - this well-maintained raised bungalow offering excellent flexibility for homeowners and investors alike. With a 3 bedroom, 1 bathroom main floor suite and a separate 1 bedroom, 1 bathroom non-conforming basement suite, this property is perfectly suited for generating rental income or living upstairs while renting down. The main floor features a beautifully updated kitchen, original hardwood flooring, and a bright, functional layout throughout. Downstairs features an open concept living area with the large living room featuring a gas fireplace. Shared laundry adds convenience for both suites, while the large backyard and front deck provide great outdoor living space to enjoy. Whether you're looking for a solid revenue property, a mortgage helper, or an affordable home with income potential, this south side property is full of opportunity in a desirable location.