

**1405 13 Avenue N
Lethbridge, Alberta**

MLS # A2315047



\$413,000

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|------------------|--|---------------|-------------------|
| Division: | Winston Churchill | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,253 sq.ft. | Age: | 1961 (65 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Attached Carport, Off Street, Single Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Stand | | |

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|--------------------|-------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet | Sewer: | - |
| Roof: | Flat, Tar/Gravel | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan | | |

Inclusions: 2 fridges, stove, gas stove, upright freezer, chest freezer, window coverings, shed, washer, dryer

Lovingly owned by the same family for over 60 years, this charming 1200+ sq/ft bungalow is bursting with warmth, character, and room to grow. Step inside and you're greeted by a bright, oversized living room that's perfect for gatherings, movie nights, or simply soaking up the sunshine. The cozy kitchen offers plenty of cabinets and that classic "home-cooked-meal" vibe, while the three spacious bedrooms on the main floor give everyone their own comfortable corner — with even more room to expand if you're dreaming bigger. A large 4-piece bathroom completes the main level, but the surprises don't stop there. Head downstairs to discover a massive family/rec room that's ready for game nights, hobbies, or the ultimate hangout zone, plus a handy 3-piece bath for added convenience. The single attached garage is generously sized, making parking, storage, or workshop tinkering a breeze. All of this sits in a fantastic location near schools, shopping, parks, and everything you need for easy everyday living. With decades of love poured into it and endless potential ahead, this is the kind of home that doesn't come around often — and it's ready for its next chapter.