

2811 13 Avenue S
Lethbridge, Alberta

MLS # A2347303



\$485,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,124 sq.ft.	Age:	1962 (64 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Street Lighting, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Fridge x2, stove x2, dishwasher x2, washer x2, dryer x2, OTR microwave, range hood fan, window coverings, garage door opener & remote, U/G sprinklers, central A/C, shed x2

This 1962 Lakeview bungalow has been renovated from the roof down, on a pie-shaped lot just over a sixth of an acre, minutes from Henderson Lake. Upstairs and downstairs are fully separated, each with its own entrance, kitchen, laundry, and parking, so the home can truly live like two separate houses. A new front door opens onto the main floor, where a reworked kitchen layout adds counter and cupboard space and a new pantry off the stairwell keeps things organized. The kitchen sits beside a bright living room, with three bedrooms, a 4-piece bathroom, and laundry on this level. New carpet and underlay run throughout, and updated lighting keeps every room bright. Downstairs, the illegal suite has its own rear entrance, two bedrooms, a full bathroom, its own laundry, and a family room freshly painted white. The suite kitchen has doubled in size, with added cabinets and countertop, a stove, and an over-the-range microwave. Central air, a newer furnace, on-demand hot water, and a sewer line replaced in 2023 mean the big items are handled. Outside, the house has a new roof and fresh exterior paint. The front yard was fully relandscaped with new sod, underground sprinklers, timber edging, cedar mulch, and shrubs. Out back, the fenced yard has a PVC pergola, garden boxes, and two garden sheds, with alley access to a rear parking pad. The former carport is now an insulated, drywalled single garage, and a widened driveway and new sidewalk lead to a composite front landing. Close to schools, parks, and shopping, this is a practical fit for an investor, a multi-generational family, or a first-time buyer who wants help with the mortgage. Book your showing today!