

619 13 Street S  
Lethbridge, Alberta

MLS # A2158337



## \$289,900

|                  |                                     |               |                    |
|------------------|-------------------------------------|---------------|--------------------|
| <b>Division:</b> | Victoria Park                       |               |                    |
| <b>Type:</b>     | Residential/House                   |               |                    |
| <b>Style:</b>    | Bungalow                            |               |                    |
| <b>Size:</b>     | 823 sq.ft.                          | <b>Age:</b>   | 1910 (114 yrs old) |
| <b>Beds:</b>     | 3                                   | <b>Baths:</b> | 1                  |
| <b>Garage:</b>   | Parking Pad, Single Garage Detached |               |                    |
| <b>Lot Size:</b> | 0.14 Acre                           |               |                    |
| <b>Lot Feat:</b> | Back Lane, Back Yard                |               |                    |

|                    |                          |                   |     |
|--------------------|--------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air               | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate                 | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle, Metal   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Partially Finished | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Mixed                    | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Laminate Counters        |                   |     |

**Inclusions:** wardrobe in upstairs bedroom.

Looking for a cozy and upgraded place to call home? This charming bungalow might be just what you're looking for! Over the past year, it's had a fantastic makeover. With new flooring and a fresh coat of paint, the whole house feels bright and welcoming. The upstairs features new windows (only 1.5 years old) that let in tons of light to keep the place nice, cozy and quiet! The hot water tank is just two years old. Additionally, the plumbing and electrical systems have been upgraded, ensuring everything runs smoothly. The washer and dryer are also just a year old, making laundry day a breeze. A major renovation has opened up the kitchen and sunroom, creating a spacious and airy feel that's perfect for entertaining or relaxing. This bungalow offers a great layout: one bedroom and a full bathroom upstairs and two more bedrooms downstairs, ideal for extra space or a home office, with tons of storage space! The backyard is spacious, great for barbecues or unwinding, and there's a single-car detached garage for a car or extra storage. This bungalow is the perfect mix of modern upgrades and cozy charm, ready to be moved into and enjoyed!