

\$322,500 - 1713 13 Avenue S, Lethbridge

MLS® #A2120433

\$322,500

4 Bedroom, 2.00 Bathroom, 1,120 sqft

Residential on 0.13 Acres

Agnes Davidson, Lethbridge, Alberta

Attention Investors!! Here is a fantastic investment property in a prime south side location! This 1120 sq/ft south facing bungalow with a single attached garage, features 3 bedrooms on the main floor which are all a great size, large living room and bathroom. In the basement there is an illegal suite with it's own kitchen, bedroom, massive family room and 3 piece bathroom. Plenty of room to add another bedroom very easily that would be approximately 14' x 13'. Some of the upgrades over the years include roof approx. 2 years ago, hot water tank, furnace about 10 years ago, pvc window inserts and more. Plenty of parking: 45 foot long driveway in the front and also rear parking.

Built in 1953

Essential Information

MLS® #	A2120433
Price	\$322,500
Sold Price	\$322,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.13
Year Built	1953
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Sold

Community Information

Address	1713 13 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0S1

Amenities

Parking Spaces	5
Parking	Single Garage Attached

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 26th, 2024
Days on Market	20
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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