

\$380,000 - 2914 13 Avenue S, Lethbridge

MLS® #A2171210

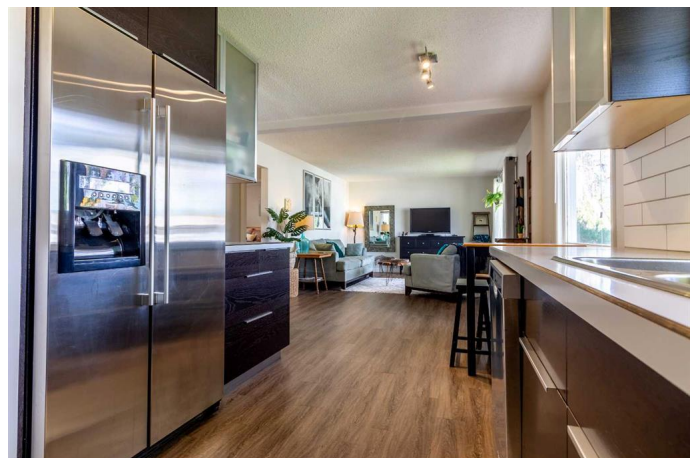
\$380,000

5 Bedroom, 2.00 Bathroom, 972 sqft

Residential on 0.13 Acres

Lakeview, Lethbridge, Alberta

People have described this Lakeview area home as 'immaculate', 'a doll house' and 'wow, well kept!'. But wait till you see it yourself and youâ€™™ll see how well the owner has kept this home! From the manicured yards to the well-planned paint colours and updates, this is one that needs to be seen. As soon as you pull up to the house, youâ€™™ll notice the well cared for â€˜curb appealâ€™™ which truly sets the tone for the rest of the home. From outside youâ€™™ll also see the updated shingles and the single detached garage. Once inside you immediately can tell this non smoker home has had some updates to really compliment the modern and open feel. The kitchen features tons of natural light and blends into the dining area to give it that â€˜entertainer delightâ€™™ that everyone wants. The openness continues into the living room which is also flooded with light thanks to a MASSIVE picture window. The primary bedroom, with south facing windows, can accommodate that large bed you may have. And the remaining two bedrooms on this level will easily accommodate the kids. One of the bedrooms is set up with access to the yard, making it a perfect home office. Check out the updated bathroom on this level as well. Heading to the lower level youâ€™™ll notice another updated bathroom, which makes living easy with a large family. This lower level also features a fireplace in the large family room, perfect for those family get together nights. There are also two more bedrooms (for a total of FIVE



bedrooms) as well as a family sized storage area and laundry. The rear yard is a MUST SEE; youâ€™ll notice how the mature landscaping makes this fenced yard very private without taking away the space for the kids to really enjoy. Want updates? This place has them, and youâ€™ll notice them all when youâ€™re here. Youâ€™ll also notice the AC, flooring, soft close doors/drawers, etcâ€¦come see it!

Built in 1960

Essential Information

MLS® #	A2171210
Price	\$380,000
Sold Price	\$374,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	972
Acres	0.13
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2914 13 Avenue S
Subdivision	Lakeview
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0T3

Amenities

Parking Spaces	5
Parking	Off Street, Single Garage Detached

Interior

Interior Features	No Smoking Home, Open Floorplan
Appliances	Dishwasher
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2024
Date Sold	November 30th, 2024
Days on Market	54
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	POWER BROKER Realty Inc.
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