

\$369,900 - 2610 13 Avenue N, Lethbridge

MLS® #A2177036

\$369,900

4 Bedroom, 2.00 Bathroom, 1,131 sqft

Residential on 0.13 Acres

Park Meadows, Lethbridge, Alberta

Nestled in a quiet, well maintained neighbourhood on the northeast side of the city you will find this gem of a house. Located very close to a beautiful playground, this is a place you can call home and raise your children. On the outside there is a large driveway leading up to a veranda. You will notice that both the front and backyard are well kept and fully landscaped. The backyard also includes a newer custom built shed and a heated garage. As you enter this home you will find a large living room with a dining area attached to the kitchen. Down the hallway is a full bathroom and three bedrooms with nice sized closets. The master bedroom also includes a two piece ensuite. In the basement you will find a spacious family room with a gas fireplace. There is also another bedroom, a large bathroom, nice sized laundry room and plenty of storage space. Don't miss out on this opportunity, as an older home that is this well maintained is hard to come by.

Built in 1972

Essential Information

MLS® #	A2177036
Price	\$369,900
Sold Price	\$367,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,131
Acres	0.13
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2610 13 Avenue N
Subdivision	Park Meadows
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 4A3

Amenities

Parking Spaces	1
Parking	Off Street, Driveway, Front Drive, Garage Faces Rear, Heated Garage, Single Garage Detached

Interior

Interior Features	Jetted Tub, Soaking Tub, Tankless Hot Water
Appliances	Dishwasher, Microwave Hood Fan, Window Coverings, Freezer, Gas Oven, Instant Hot Water, Water Conditioner, Washer/Dryer
Heating	Natural Gas, Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Blower Fan, Gas
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Landscaped, Few Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	November 4th, 2024
Date Sold	November 18th, 2024
Days on Market	14
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Sunland Realty Corp.
----------------	----------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.