

**13 Primrose Place N  
Lethbridge, Alberta**

**MLS # A2273979**



# \$379,900

<b>Division:</b>	Park Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,121 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** Refrigerator x2, Stove x2, Range Hood x2, Washer & Dryer, Window Coverings

Welcome to this inviting home in a quiet Park Meadows cul de sac, offering comfort, flexibility, and excellent value. This original owner property features 3 bedrooms (2 up and 1 down) and 2 full bathrooms, with vaulted ceilings, fresh paint, and some new flooring that create a bright, open feel. The lower level includes a partial illegal studio suite with a private entrance, providing excellent potential for extra income or extended family living. The location is a standout. The home sits just steps from Park Meadows Park, offering easy access for kids, dog lovers, and anyone who enjoys the outdoors. The park includes green space, a newer playground, and a great tobogganing hill for winter fun. The fully fenced backyard adds to the appeal, offering plenty of space to relax or play. There is a double carport and a long driveway that can accommodate multiple vehicles or even an RV. This cul de sac is known for long term original owners, a friendly neighbourly feel, and a great environment for kids. The home is also within walking distance to all levels of school and only minutes from shopping, transit, and amenities. A well rounded property with income potential, outdoor space, and a great community setting doesn't come up often. Don't miss your chance to make this home your own.