

# Single Garage



2012 13th St,  
Coaldale AB

MLS® A1206325



Mark Kozak

ASSOCIATE

(403) 795-7653

# 3 Bedroom 3 Bath



Call me to view the home, or book an appointment:  
<https://century21lethbridge.ca/feature-listing>

This might just be a little bit of everything you've been looking for. Come check out this 1,098 sq ft one and a half story home that has seen numerous updates over the years including roof, furnace, ensuite steam shower and numerous plumbing upgrades.

Main floor has spacious living room with a gas fireplace, full bathroom and a Kitchen with counterspace. Off the kitchen is access to the deck with gas line barbeque. Upstairs, you will find the first bedrooms and the master bedroom with full ensuite. Downstairs, the basement is fully developed with a family room, another full bathroom, and a bedroom.

The single garage is an oversized single (12ft x 31ft) finished and insulated and has a man door out to the fully fenced yard. It's located close to downtown, community center and even schools. This could be the one to get you started.

Call Mark Kozak - Century 21 today for your opportunity to view and own this home!

## FEATURES

- Bedrooms: 2 + 1
- Bathrooms: 3
- Living Area: 1,098 Sq Ft
- Garage: Attached Single
- Taxes: \$2,502.85 (2021)

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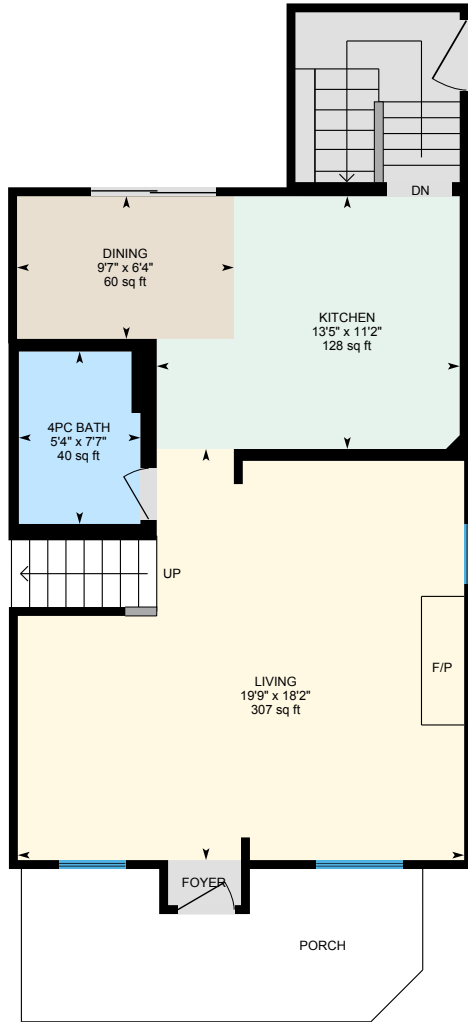
CENTURY 21 FOOTHILLS SOUTH  
REAL ESTATE  
323 8th St South Lethbridge, AB  
T1J 2J5

CENTURY 21  
Foothills South Ltd.

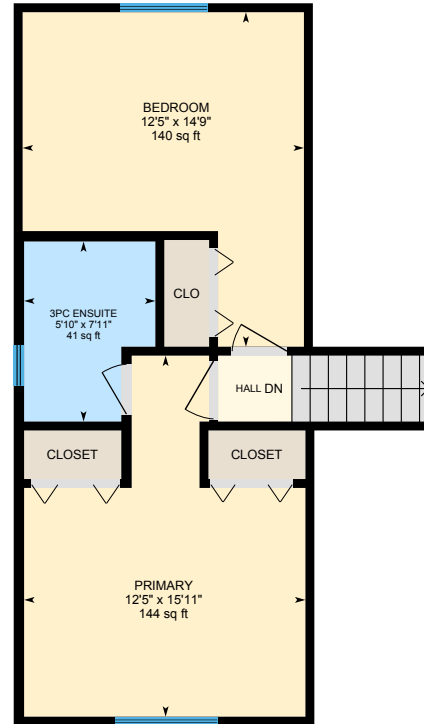


# 2012 13th St, Coaldale, AB

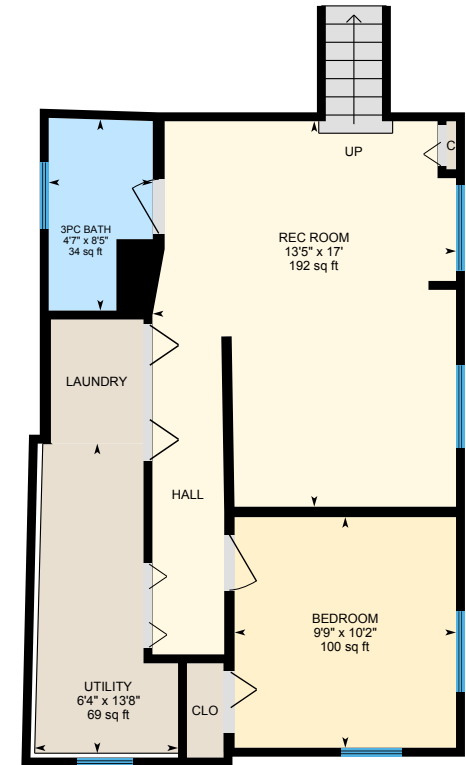
Main Building: Total Exterior Area Above Grade 1098.58 sq ft



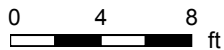
**Main Floor**  
Exterior Area 658.92 sq ft



**1st Floor**  
Exterior Area 439.66 sq ft

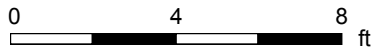


**Basement (Below Grade)**  
Exterior Area 548.85 sq ft



# 2012 13th St, Coaldale, AB

Main Floor Exterior Area 658.92 sq ft  
Interior Area 625.28 sq ft

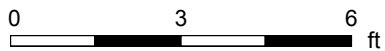
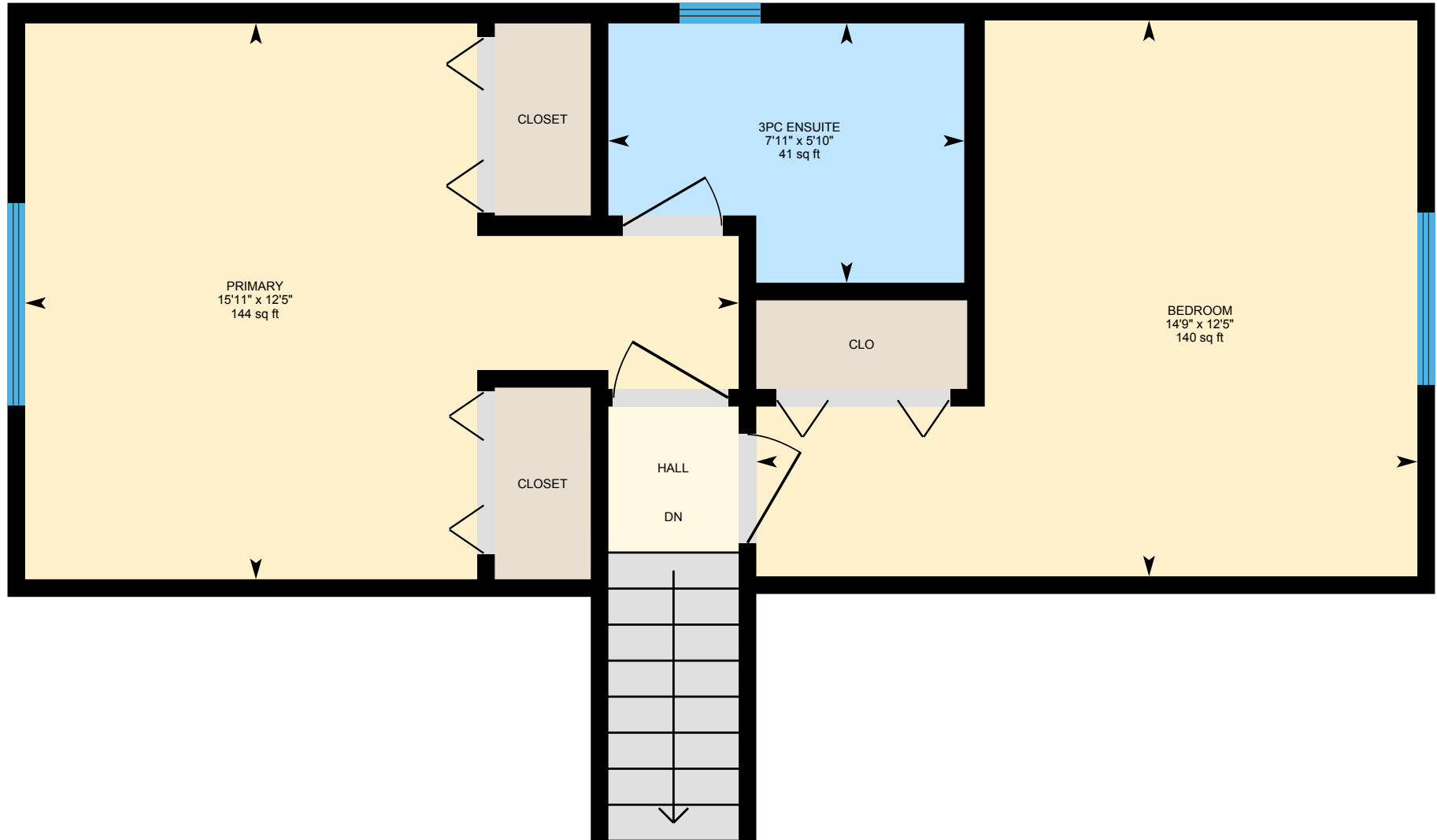


PREPARED: 2022/04/13



# 2012 13th St, Coaldale, AB

1st Floor Exterior Area 439.66 sq ft  
Interior Area 403.46 sq ft

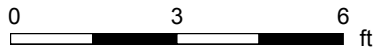


PREPARED: 2022/04/13



# 2012 13th St, Coaldale, AB

**Basement (Below Grade)** Exterior Area 548.85 sq ft  
Interior Area 518.60 sq ft  
Excluded Area 12.10 sq ft

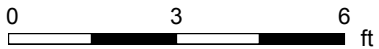
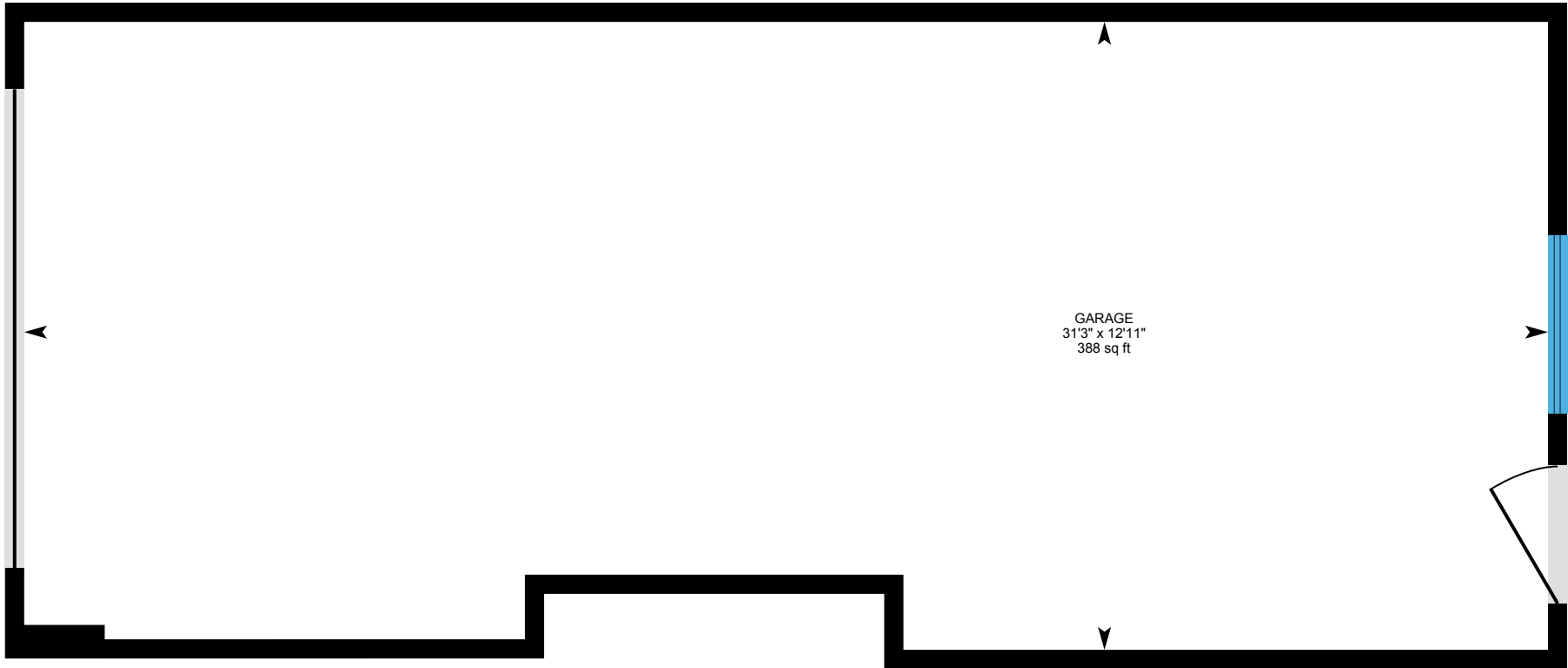


PREPARED: 2022/04/13



# 2012 13th St, Coaldale, AB

Detached Garage Excluded Area 422.55 sq ft



PREPARED: 2022/04/13



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## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### MAIN FLOOR

4pc Bath: 5'4" x 7'7" | 40 sq ft

Dining: 9'7" x 6'4" | 60 sq ft

Kitchen: 13'5" x 11'2" | 128 sq ft

Living: 19'9" x 18'2" | 307 sq ft

##### 1ST FLOOR

3pc Ensuite: 5'10" x 7'11" | 41 sq ft

Bedroom: 12'5" x 14'9" | 140 sq ft

Primary: 12'5" x 15'11" | 144 sq ft

##### BASEMENT

3pc Bath: 4'7" x 8'5" | 34 sq ft

Bedroom: 9'9" x 10'2" | 100 sq ft

Rec Room: 13'5" x 17' | 192 sq ft

Utility: 6'4" x 13'8" | 69 sq ft

#### Detached Garage

##### DETACHED GARAGE

Garage: 12'11" x 31'3" | 388 sq ft

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

Interior Area: 625.28 sq ft

Perimeter Wall Thickness: 4.5 in

Exterior Area: 658.92 sq ft

##### 1ST FLOOR

Interior Area: 403.46 sq ft

Perimeter Wall Thickness: 4.5 in

Exterior Area: 439.66 sq ft

##### BASEMENT (Below Grade)

Interior Area: 518.60 sq ft

Excluded Area: 12.10 sq ft

Perimeter Wall Thickness: 4.5 in

Exterior Area: 548.85 sq ft

#### Detached Garage

##### DETACHED GARAGE

All space is excluded

#### Total Above Grade Floor Area, Main Building

Interior Area: 1028.74 sq ft

Exterior Area: 1098.58 sq ft

#### Total Above Grade Floor Area, Detached Garage

Excluded Area: 422.55 sq ft