

# \$350,000 - 832 13 Street N, Lethbridge

MLS® #A2209705

## \$350,000

5 Bedroom, 2.00 Bathroom, 1,080 sqft

Residential on 0.14 Acres

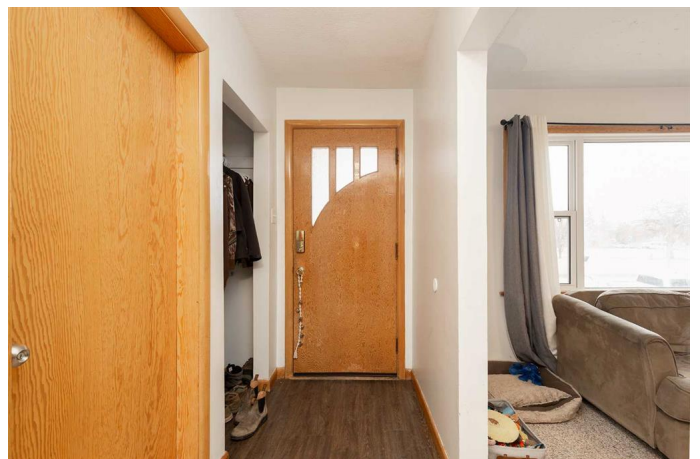
Senator Buchanan, Lethbridge, Alberta

This legally suited home in a fantastic north side location is perfect for revenue buyers or anyone looking to supplement their mortgage by living upstairs and renting down. The upper suite features 3 bedrooms, fresh paint, new countertops, newer appliances, and updated windows, creating a bright and welcoming space. The lower suite offers 2 bedrooms, a full kitchen, its own laundry, and a separate entrance – ideal for tenants or extended family. Both suites have completely separate entrances, kitchens, and laundry facilities, providing privacy and convenience for everyone. Outside, you'll appreciate the single attached garage, plus additional off-street parking in the backyard – perfect for multiple vehicles or tenant parking. Located directly across from a peaceful green space and just minutes from shopping, schools, and other amenities, this property checks all the boxes for a smart investment or comfortable multi-generational living. Don't miss this excellent opportunity to own a versatile, income-generating property in a great location!

Built in 1954

## Essential Information

MLS® #	A2209705
Price	\$350,000
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,080
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	832 13 Street N
Subdivision	Senator Buchanan
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2T3

### **Amenities**

Parking Spaces	4
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Separate Entrance, Storage
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 8th, 2025
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Days on Market	12
Zoning	R-L

## **Listing Details**

Listing Office	Lethbridge Real Estate.com
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