

# \$379,900 - 1105 13 Avenue N, Lethbridge

MLS® #A2214082

**\$379,900**

3 Bedroom, 2.00 Bathroom, 951 sqft

Residential on 0.16 Acres

St Edwards, Lethbridge, Alberta

Built in 1969, this meticulously maintained 950 sq. ft. bungalow offers 3 bedrooms, 2 bathrooms, and an attached double garage, all set on a large, beautifully landscaped northside lot. The private backyard features mature trees and a productive garden, perfect for those who enjoy outdoor living. Inside, the home has seen numerous updates including windows, furnace, exterior doors, paint and flooring. The property also includes central A/C, underground sprinklers, and a 100-amp electrical panel. A large picture window brightens the main floor living room with natural light. The double attached garage measures 14' X 35' and is fully permitted and equipped with a powered overhead door. The spacious lower family room includes rough-ins for a future wet bar and is a great place for the family to relax in the evenings. Another bedroom and update bathroom round out the basement. Additional highlights include underground sprinklers and all appliances included, not to mention a NEW ROOF which will be installed prior to possession for the buyer. This well-cared-for home clearly shows pride of ownership and is ready for new owners to enjoy. Call your Realtor® to view TODAY!

Built in 1969

## Essential Information

MLS® #

A2214082



Price	\$379,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	951
Acres	0.16
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1105 13 Avenue N
Subdivision	St Edwards
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1S7

### Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Open Floorplan, Storage, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Interior Lot, Landscaped, Private
Roof	Tar/Gravel, See Remarks
Construction	Brick, Metal Siding, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	1
Zoning	R-L

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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