

\$525,000 - 1602 13 Street N, Lethbridge

MLS® #A2074679

\$525,000

10 Bedroom, 6.00 Bathroom, 2,490 sqft

Residential on 0.20 Acres

St Edwards, Lethbridge, Alberta

Welcome to 1602 13th Street North! Full duplex with two basement suites! The main floor suites of this duplex spanning over 1225 square feet. Both sides of this duplex have three bedrooms, separate laundry, 2 bathrooms, a well sized kitchen, dinning and living room, this layout provides ample room for comfortable living. The primary suite offers added convenience with a half bathroom, ensuring functionality and privacy.

Both sides of the basement in this duplex have been transformed into illegal suites. With private entrances located at the back of the property, residents can enjoy exclusivity and easy access. Each basement suite features two bedrooms, a 4-piece bathroom, separate laundry facilities, a full kitchen, and well-sized living and dining areas. These thoughtful layouts create a comfortable and inviting environment for tenants.

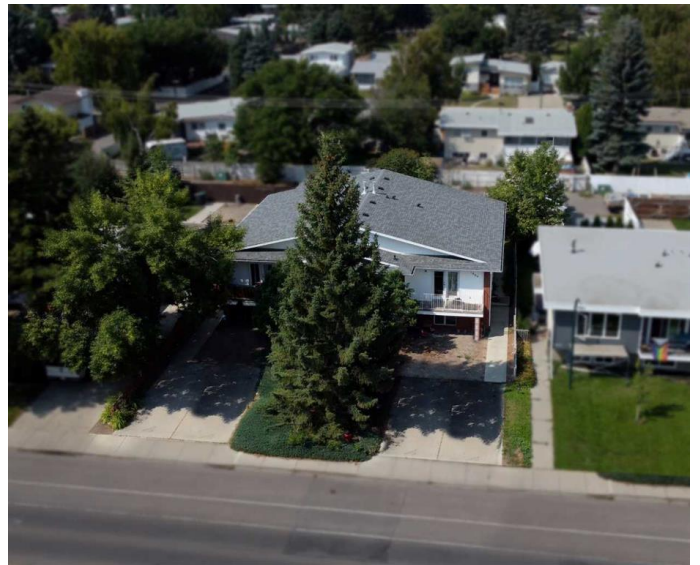
Parking will never be an issue with a total of 8 parking spaces available, providing ample room for residents and guests. Additionally, a detached single car garage with alley access adds even more convenience and flexibility to the property.

Built in 1992

Essential Information

MLS® # A2074679

Price \$525,000



Sold Price	\$513,000
Bedrooms	10
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	2,490
Acres	0.20
Year Built	1992
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	1602 13 Street N
Subdivision	St Edwards
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2T9

Amenities

Parking Spaces	10
Parking	Parking Pad, Single Garage Detached

Interior

Interior Features	Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Landscaped, Level
Roof	Asphalt Shingle
Construction	Wood Siding

Foundation Wood

Additional Information

Date Listed August 18th, 2023
Date Sold November 18th, 2023
Days on Market 90
Zoning R-L
HOA Fees 0.00

Listing Details

Listing Office Onyx Realty Ltd.

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