

\$329,900 - 527 13 Street S, Lethbridge

MLS® #A2087336

\$329,900

2 Bedroom, 2.00 Bathroom, 916 sqft

Residential on 0.16 Acres

Victoria Park, Lethbridge, Alberta

The perfect little south side charmer youâ€™ve been waiting for is here! This adorable two bedroom two bathroom, fully finished home has had SO many important updates like windows, roof, furnace, hot water tank, all while still maintaining the original character. The roof and the furnace have been done in the last 10 years, and the hot water tank is only 3 years old. Air conditioning will keep you nice and cool in the summer, and the cozy fireplace will warm you up on those dreadful cold months. The main floor hosts 2 bedrooms, a living room with lovely bay window and loads of natural light, an updated bathroom, the kitchen, and separate dining room with a cute arch doorway. The basement has been fully developed with a fantastic family room, bathroom, laundry room, and a good amount of storage too! You will absolutely fall in love with the backyardâ€™ the cutest shed youâ€™ve ever seen that even has power run to it, a fantastic pergola and built in outdoor kitchen with beer fridge, and great mature trees provide some nice privacy. Did I mention the underground sprinklers as well?! They make it easy to keep things looking great. One of the best parts of this home is the nice oversize single car garage, and THREE paved parking spaces at the back! Thereâ€™s room for all your guests! Homes with this many updates and this much character at this price point donâ€™t come along every day. The location is super easy access to everywhere downtown, groceries,



schools, restaurants, youâ€™ll love living here! Give your Realtor a call and come see it.

Built in 1938

Essential Information

MLS® #	A2087336
Price	\$329,900
Sold Price	\$315,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	916
Acres	0.16
Year Built	1938
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	527 13 Street S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J2W1

Amenities

Parking Spaces	4
Parking	Single Garage Detached

Interior

Interior Features	Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Outdoor Kitchen
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Underground Sprinklers, Open Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2023
Date Sold	November 25th, 2023
Days on Market	37
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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