

# \$219,500 - 1915 13 Street N, Lethbridge

MLS® #A2092770

## \$219,500

4 Bedroom, 1.00 Bathroom, 833 sqft

Residential on 0.10 Acres

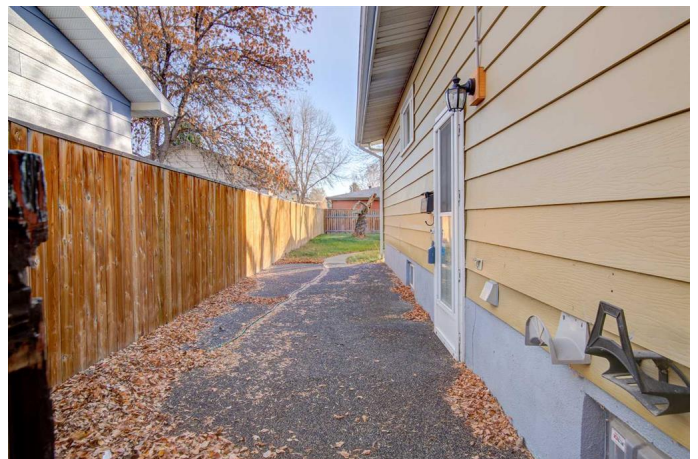
Winston Churchill, Lethbridge, Alberta

Don't miss out on a 4 bedroom duplex with off street parking for 3 vehicles! This 833 sq ft bungalow offers great living space for the first time home buyer or even the down sizing couple. With 3 bedrooms on the main floor, and a good sized living room that flows into the kitchen and dining room space you get adequate space to work and entertain. Downstairs gives you even a little more living space with small recreational space and another large bedroom. There are two other rooms that could be further utilized or turned into a bedroom or another bathroom. The owners have been on top of keeping things up like changing the roof, upgrading the furnace and hot water tanks and even having old wood windows replaced with double paned vinyl windows. This really is a great affordable property to get into. The lot is 32 x 130ft with a fenced yard and an alley in the back. That's extra room for a garage, extra RV parking or more room to run around in. Don't hesitate and come see how this property could be right for you.

Built in 1976

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2092770  |
| Price      | \$219,500 |
| Sold Price | \$220,500 |
| Bedrooms   | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 833                    |
| Acres          | 0.10                   |
| Year Built     | 1976                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1915 13 Street N  |
| Subdivision | Winston Churchill |
| City        | Lethbridge        |
| County      | Lethbridge        |
| Province    | Alberta           |
| Postal Code | T1H 2V4           |

### Amenities

|                |                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Connected, Sewer Connected, Water Connected |
| Parking Spaces | 3                                                                                                                   |
| Parking        | Concrete Driveway, Driveway, Front Drive, Off Street, Oversized, Parking Pad                                        |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Jetted Tub, Laminate Counters, Vinyl Windows                        |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Freezer, Refrigerator, Stove(s), Washer |
| Heating           | High Efficiency, Forced Air, Natural Gas                                            |
| Cooling           | Central Air                                                                         |
| Has Basement      | Yes                                                                                 |
| Basement          | Full, Partially Finished                                                            |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | None                                                               |
| Lot Description   | Back Lane, Back Yard, City Lot, Landscaped, Level, Rectangular Lot |
| Roof              | Flat Torch Membrane                                                |
| Construction      | Aluminum Siding, Wood Frame                                        |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      November 10th, 2023  
Date Sold                        November 24th, 2023  
Days on Market                14  
Zoning                            R-L  
HOA Fees                        0.00

**Listing Details**

Listing Office                    Century 21 Foothills South Real Estate

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