

\$259,900 - 1055 13 Street S, Lethbridge

MLS® #A2127559

\$259,900

3 Bedroom, 1.00 Bathroom, 874 sqft

Residential on 0.17 Acres

Victoria Park, Lethbridge, Alberta

Presenting an investment opportunity in Victoria Park, this single-family detached bungalow is ideal for investors looking to capitalize on a property with significant potential. The home is situated on a large lot, offering ample space for development or renovation.

The property features 874 square feet of living space on the main level with an additional 798 square feet partially developed on the lower level. It houses three bedrooms, with two upstairs including the primary, and one downstairs, alongside a single bathroom. The house is equipped with necessary appliances including a fridge, stove, washer, and dryer (all as is)

The lot includes off-street parking and a large fenced yard, providing a functional outdoor space.

Located conveniently near Gyro Park, this home is also close to essential services and amenities such as shopping centers, restaurants, and walking paths. Proximity to The Lethbridge College, Enmax Center, and various transportation links makes it a practical choice for ease of access.

The property sits on a 7,421 square foot lot (60'x125'), ideal for those looking to undertake a project. Whether for renovation or to explore new construction options, this lot offers a great



foundation.

This property is an opportunity for investors or buyers interested in shaping a space to their needs or exploring its development potential in a desirable location.

Built in 1946

Essential Information

MLS® #	A2127559
Price	\$259,900
Sold Price	\$255,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	874
Acres	0.17
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1055 13 Street S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 1S6

Amenities

Parking Spaces	1
Parking	Off Street, Parking Pad

Interior

Interior Features	Pantry
Appliances	Refrigerator, Stove(s), Washer/Dryer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2024
Date Sold	June 3rd, 2024
Days on Market	34
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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