

\$385,000 - 1613 13 Avenue N, Lethbridge

MLS® #A2150332

\$385,000

3 Bedroom, 2.00 Bathroom, 1,222 sqft

Residential on 0.13 Acres

Winston Churchill, Lethbridge, Alberta

Beautiful extremely well maintained home in North Lethbridge. Constantly been updated. 3 bedrooms on main level, large living room complete with glass sliding door onto front deck, large dining room with lots of windows for very nice bright room. There's a quaint breakfast area in kitchen. Lots of beautiful cedar woodwork including 2 custom built in china cabinets in the living room. Living room and dining room have custom made Spring Crest drapes. Built in custom made cedar shelving unit at front door. Back deck is accessed thru the dining room and is closed in, but can very easily can be changed to an open deck. Both bathrooms, 1 up and 1 down have be newly renovated with in the last year. Basement is fully finished complete with bathroom and very large family room which could be 2 separate areas if wanted. Laundry area has a wall of cabinets for storage along with a sink and lots of counter space with upper cabinets here. Utility room has shelving for storage along with a brand new hot water tank. The house has built in air conditioning and the furnace and air conditioner has just recently be inspected and all is perfect. The exterior and fencing is maintenance free. There is a shop at the back with a large garage door. There is underground sprinkler system in the front and the back. There is a shed in the back also. In the front there is a little white picket fence on the west side of the property. There is a full driveway up to the end of the house. The home is located within a



4 block radius of the elementary school, the middle school and the senior high school. It sits kiddy corner to a large park complete with playground equipment. Perfect location.

Built in 1960

Essential Information

MLS® #	A2150332
Price	\$385,000
Sold Price	\$375,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,222
Acres	0.13
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1613 13 Avenue N
Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H1T5

Amenities

Parking Spaces	2
Parking	Driveway, None

Interior

Interior Features	Bar, Central Vacuum, No / Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer



Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2024
Date Sold	October 10th, 2024
Days on Market	83
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	homeFree
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