

\$429,900 - 2513 15 Avenue N, Lethbridge

MLS® #A2193501

\$429,900

4 Bedroom, 2.00 Bathroom, 1,153 sqft

Residential on 0.17 Acres

Park Meadows, Lethbridge, Alberta

Welcome home to your dream home in a dream location! This beautiful renovated home sits in a fantastic quiet crescent and backs a greenspace and playground! Not only is it in an ideal location but it's also a yard lovers dream! The whole backyard has been designed to bloom with perennials starting in the spring, then transitioning to summer and then finishing off with all the fall perennials so your garden blooms all three seasons long. Included with the sale is the green house and shed for all your gardening needs. This lovely home has undergone many upgrades such as windows, roof, furnace, HWT, A/C, new kitchen, slate flooring, and main floor bathroom. It has three very nice sized bedrooms on the upper floor perfect for families, and another bedroom on the third level. Up near the three bedrooms is a fully renovated bathroom featuring dual vanities and a large tiled shower. The third level boasts a wood burning fireplace in the family room which was brought up to code in 2019, (seller has all the paperwork.) There is tons of parking at this home as it has a double front driveway large enough for 2 cars, plus one under the covered carport and one next to the covered carport plus the super single garage in the back that has a gate the allows access into the garage. Upgrades include Newer windows on the main level 2023, Newer windows on the upper level and the 3rd level approx 10 years ago, New Front door 2023, New Kitchen 4 years ago with granite counter



tops and slate flooring, torch on roof approx 12-14 years ago, stainless steel appliances, washer and dryer tower and A/C within last 2 years. Furnace and HWT replaced in 2018. This home features a side entrance into the third level which could possibly allow it to be suited, as some point in the future.

Built in 1973

Essential Information

MLS® #	A2193501
Price	\$429,900
Sold Price	\$429,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,153
Acres	0.17
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	2513 15 Avenue N
Subdivision	Park Meadows
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 4E1

Amenities

Parking Spaces	5
Parking	Off Street, Attached Carport, Concrete Driveway, Single Garage Detached

Interior

Interior Features	Double Vanity, Granite Counters, No Smoking Home, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Central Air Conditioner, Electric Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, Fruit Trees/Shrub(s), Garden
Roof	Flat Torch Membrane
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 10th, 2025
Date Sold	March 2nd, 2025
Days on Market	20
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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