# \$229,900 - 1902 13 Street N, Lethbridge

MLS® #A2195867

### \$229,900

2 Bedroom, 1.00 Bathroom, 1,161 sqft Residential on 0.14 Acres

St Edwards, Lethbridge, Alberta

Looking for your first house? Maybe an addition to your investment portfolio? This gem could be just what you're looking for. It features 9'ceilings, giving you a more spacious feel. Enter the front doorway into the living room which flows nicely through an arch way into the nice sized dining area. The large windows throughout the home offer plenty of natural light as well. One bedroom is located at the front of the home and boasts built in closet spaces from floor to ceiling. The second bedroom is just off the dining room and also has plenty of closet space plus a built in desk for homework, crafting or for a home office. From there you'll find a galley style kitchen with ample cabinetry and 3 appliances. The 4pc main bathroom is tastefully updated with modern fixtures, a tile tub surround and conveniently has the laundry space there as well. At the back of the home is a long entry way with even more storage space, that leads to the side deck where you'll enjoy morning coffee or an afternoon in the sun. A large family room and more storage can be found in the basement. There's even some plumbing in the basement for whatever you may dream up. The 60' wide lot allows for RV parking in the back or parking a few vehicles at a time with access to the fully fenced yard where garden boxes can also be found at the front by the deck for summer veggies. This bungalow is ready for it's new owner so plan to visit!







#### **Essential Information**

MLS® # A2195867
Price \$229,900
Sold Price \$255,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 1,161
Acres 0.14
Year Built 1914

Type Residential
Sub-Type Detached
Style Bungalow

Status Sold

## **Community Information**

Address 1902 13 Street N

Subdivision St Edwards
City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1H 2V3

**Amenities** 

Parking Spaces 4

Parking Alley Access, Off Street, RV Access/Parking, Rear Drive

Interior

Interior Features Built-in Features, Ceiling Fan(s), High Ceilings, Vinyl Windows

Appliances See Remarks

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Partial

**Exterior** 

Exterior Features Dog Run

Lot Description Back Lane, Lawn, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 19th, 2025

Date Sold February 28th, 2025

Days on Market 8

Zoning R-L

HOA Fees 0.00

# **Listing Details**

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE (TABER)

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.