

\$400,000 - 1101 13 Avenue N, Lethbridge

MLS® #A2197097

\$400,000

5 Bedroom, 3.00 Bathroom, 1,318 sqft

Residential on 0.17 Acres

St Edwards, Lethbridge, Alberta

Start calling your REALTOR® now, because this fantastic corner lot, bungalow home located just a block from St. Paul's elementary school and a short two minute drive to Senator Buchanan elementary school won't last long!! With several updates and renovations done within the last five years including: Brande new hot water tank, newer furnace, 6 year old shingles, many new windows, interior doors, fresh paint, vinyl plank flooring, bathroom updates, and some painting, a new backsplash, and new cabinet hardware in the kitchen, this home is right ready for you and your family to walk through the front door and enjoy! This five bedroom, three bathroom home has a bright and airy feeling with lots of natural light and living space both upstairs and down! In the backyard you will find a spacious, double detached garage, additional trailer/RV parking, your central air conditioning unit, space for a garden, and room for your kids' playset or trampoline. This home has no shortage of storage space, with storage areas downstairs, a shed off the side of the home, and plenty of closets upstairs for your use. All of the bedrooms in the home provide you and your kids, guests, or other family members ample space to spread out. Main floor laundry, a side entrance into the home, new flooring in the downstairs bathroom, a beautiful brick feature wall, and an ensuite bathroom for the primary bedroom are just some of the other perks your family will enjoy when you purchase this home!



So what are you waiting for?! This house is ready for you to start calling it your home!

Built in 1971

Essential Information

MLS® #	A2197097
Price	\$400,000
Sold Price	\$410,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,318
Acres	0.17
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1101 13 Avenue N
Subdivision	St Edwards
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1S7

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Storage
Lot Description Corner Lot, Standard Shaped Lot
Roof Asphalt Shingle
Construction Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed March 10th, 2025
Date Sold March 26th, 2025
Days on Market 16
Zoning R-L
HOA Fees 0.00

Listing Details

Listing Office Grassroots Realty Group

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