

# \$529,900 - 516 13 Street S, Lethbridge

MLS® #A2199445

**\$529,900**

3 Bedroom, 3.00 Bathroom, 1,950 sqft

Residential on 0.22 Acres

London Road, Lethbridge, Alberta

You've driven by and wondered what it would be like to live here - well now's your chance to own it! This charming London Road property features all the character and warmth you'd expect and sits on a manicured 75' x 125' lot! You'll love all the natural lighting throughout - bringing the outdoors inside! There's a spacious entry area, rich hardwood in the dining room & running up the stairs, French doors with glass knobs, high ceilings and crown molding in the formal living and dining rooms; a cozy family room with a gas fireplace and pine ceiling & skylights all overlooking a picturesque back garden. There's a very pretty formal living room with LOTS of windows and a decorative fireplace (never used by these owners). Upstairs is a full bathroom & 3 bedrooms all with large closet spaces. The lower level will give you lots of options for another bedroom, a games room, office or craft space. While on the lower level, with a little looking, you might also find Harry Potter's quarters under the stairs &/or his penthouse suite on the top level! Laundry is conveniently located on the main floor as well as a 3 piece bath. The back yard/garden is so pretty & fabulous! You'll host garden parties for your family & friends - there's a paving stone patio & winding walkways among the apple & plum trees, raised garden boxes and lush grass (underground sprinklers too!) Enjoy time on the covered, maintenance-free deck and not worry about painting anything! The house is also wrapped in Hardi-board! You'll find lots



of natural lighting in the children's playhouse and garage too -big windows! The playhouse in the past even had power & even has its own "fireplace" - imagine all the fun your children or grandchildren can have! The sellers updated the shingles -south side 6 years ago & north part 12 years ago; the family room torch down roof is 2 years old; the hot water tank is 5 years old; the dishwasher, stove, OTR, washer & dryer are all between 6 months & 2 years old; the furnace was just replaced February 2025 (\$7800). Check out all the pictures and call your REALTOR® to book a showing!

Built in 1930

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2199445    |
| Price          | \$529,900   |
| Sold Price     | \$528,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,950       |
| Acres          | 0.22        |
| Year Built     | 1930        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 516 13 Street S |
| Subdivision | London Road     |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1J 2W2         |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 2                                          |
| Parking        | Double Garage Detached, Garage Door Opener |

## Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Smoking Home, Storage, Crown Molding, French Door, High Ceilings, No Animal Home, Skylight(s) |
| Appliances        | Central Air Conditioner                                                                                                          |
| Heating           | Forced Air                                                                                                                       |
| Cooling           | Central Air                                                                                                                      |
| Fireplace         | Yes                                                                                                                              |
| # of Fireplaces   | 2                                                                                                                                |
| Fireplaces        | Gas, See Remarks                                                                                                                 |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Finished                                                                                                                   |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                               |
| Lot Description   | Back Lane, Corner Lot, Landscaped, Private, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                    |
| Construction      | See Remarks                                                        |
| Foundation        | Poured Concrete                                                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 7th, 2025  |
| Date Sold      | April 25th, 2025 |
| Days on Market | 49               |
| Zoning         | R-L(L)           |
| HOA Fees       | 0.00             |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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