

\$334,900 - 1709 13 Avenue N, Lethbridge

MLS® #A2202773

\$334,900

2 Bedroom, 2.00 Bathroom, 881 sqft
Residential on 0.13 Acres

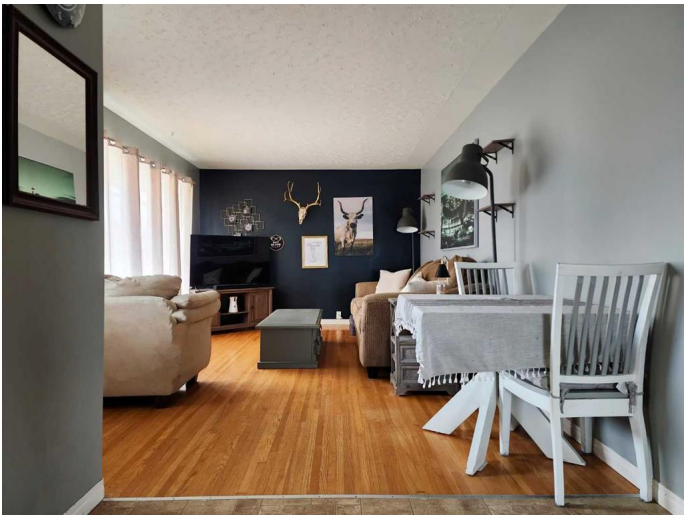
Winston Churchill, Lethbridge, Alberta

Nestled in an excellent location close to the seniors' center, schools, and shopping, this charming bungalow offers both convenience and comfort. Boasting a newer furnace and updated windows, the home combines modern efficiency with timeless appeal. The property features a massive yard, perfect for outdoor activities and with ample space to construct a large garage. Inside, the updated kitchen shines with plenty of cabinets for all your storage needs. The main floor includes two spacious bedrooms, while the flooring and bathroom have been previously updated to ensure a fresh and welcoming atmosphere. Lower level is fully developed with room to add another bedroom. Affordably priced, this home is an incredible opportunity for families, first-time buyers, or anyone seeking a vibrant community setting. Make sure to check out the video tour link in additional images URL!

Built in 1959

Essential Information

MLS® #	A2202773
Price	\$334,900
Sold Price	\$335,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	881



Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1709 13 Avenue N
Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1T5

Amenities

Parking Spaces	3
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Level, Private, Street Lighting, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2025
Date Sold	March 31st, 2025
Days on Market	16

Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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