

# \$479,900 - 1226 13 Street S, Lethbridge

MLS® #A2222742

**\$479,900**

4 Bedroom, 2.00 Bathroom, 1,171 sqft

Residential on 0.18 Acres

Fleetwood, Lethbridge, Alberta

This thoughtfully renovated home stands out from the moment you arrive, with a curved walkway leading to a beautifully refreshed interior and brick exterior. Upgrades include tile and laminate flooring, some PVC windows, and a completely renovated kitchen with plenty of cabinetry. Both bathrooms have been modernized, including a stunning main bath with a walk-in shower and full surround. Offering four bedrooms, two full bathrooms, and two generous living areas, this home has room for the whole family. The main level features large bedrooms, new windows, and a cozy wall-mounted electric fireplace. Downstairs, you'll find a spacious laundry area, a second bathroom with a corner shower, and great potential for a secondary suite. Additional improvements include furnace and an A/C unit. Accessibility is enhanced with an electric chair lift from the back door to the basement. Outside, enjoy a large, landscaped lot with mature trees, no rear neighbors, and a solid cinder block fence. A heated 16 X 24 super single garage with dual mezzanines, double carport, and RV parking offer excellent storage and parking options. This home combines modern comfort with smart design and a great location—don't miss your chance to make it yours!

Built in 1957

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2222742    |
| Price          | \$479,900   |
| Sold Price     | \$460,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,171       |
| Acres          | 0.18        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1226 13 Street S |
| Subdivision | Fleetwood        |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K 1S9          |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Parking Spaces | 4                                                           |
| Parking        | Attached Carport, RV Access/Parking, Single Garage Detached |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | Open Floorplan, Storage, Vinyl Windows, Wood Windows |
| Appliances        | See Remarks                                          |
| Heating           | Forced Air                                           |
| Cooling           | Central Air                                          |
| Fireplace         | Yes                                                  |
| # of Fireplaces   | 1                                                    |
| Fireplaces        | Electric                                             |
| Has Basement      | Yes                                                  |
| Basement          | Finished, Full                                       |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                                                                                                               |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Interior Lot, Low Maintenance Landscape, No Neighbours Behind |
| Roof            | Asphalt Shingle                                                                                                               |
| Construction    | Brick, Vinyl Siding                                                                                                           |
| Foundation      | Poured Concrete                                                                                                               |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Date Sold      | July 7th, 2025 |
| Days on Market | 47             |
| Zoning         | R-L            |
| HOA Fees       | 0.00           |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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