

# \$270,000 - 1214 13 Street N, Lethbridge

MLS® #A2216263

## \$270,000

2 Bedroom, 1.00 Bathroom, 790 sqft

Residential on 0.23 Acres

St Edwards, Lethbridge, Alberta

Welcome to this quaint recently updated home. Perfect for young families or anyone looking for a nice property that is move in ready. Easy access to the entire city, minutes from everything. The absolutely huge backyard gives anyone room to grow, do "kid" things, garden or anything you can dream off. Add a garage at the back which only your mind could imagine. Perfect for the next family to move right in!

Built in 1944

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2216263    |
| Price          | \$270,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 790         |
| Acres          | 0.23        |
| Year Built     | 1944        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1214 13 Street N |
| Subdivision | St Edwards       |



|             |            |
|-------------|------------|
| City        | Lethbridge |
| County      | Lethbridge |
| Province    | Alberta    |
| Postal Code | T1H 2T6    |

### **Amenities**

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 3                     |
| Parking        | Off Street, Oversized |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Storage, Vinyl Windows                   |
| Appliances        | Dishwasher, Range, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard, Storage                          |
| Lot Description   | Back Lane, Back Yard, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                |
| Construction      | Vinyl Siding, Wood Frame                       |
| Foundation        | Poured Concrete                                |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 1                |
| Zoning         | R-L              |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Sunland Realty Corp. |
|----------------|----------------------|

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