

# \$379,900 - 1105 13 Avenue N, Lethbridge

MLS® #A2214082

**\$379,900**

3 Bedroom, 2.00 Bathroom, 951 sqft  
Residential on 0.16 Acres

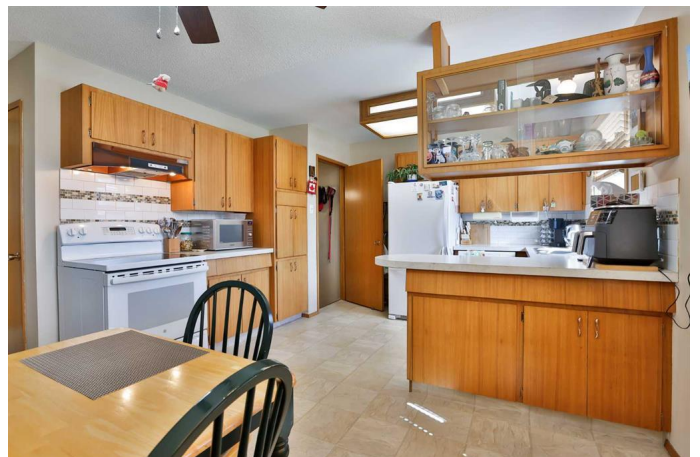
St Edwards, Lethbridge, Alberta

Built in 1969, this meticulously maintained 950 sq. ft. bungalow offers 3 bedrooms, 2 bathrooms, and an attached double garage, all set on a large, beautifully landscaped northside lot. The private backyard features mature trees and a productive garden, perfect for those who enjoy outdoor living. Inside, the home has seen numerous updates including windows, furnace, exterior doors, paint and flooring. The property also includes central A/C, underground sprinklers, and a 100-amp electrical panel. A large picture window brightens the main floor living room with natural light. The double attached garage measures 14' X 35' and is fully permitted and equipped with a powered overhead door. The spacious lower family room includes rough-ins for a future wet bar and is a great place for the family to relax in the evenings. Another bedroom and update bathroom round out the basement. Additional highlights include underground sprinklers and all appliances included, not to mention a NEW ROOF which will be installed prior to possession for the buyer. This well-cared-for home clearly shows pride of ownership and is ready for new owners to enjoy. Call your Realtor® to view TODAY!

Built in 1969

## Essential Information

MLS® #                      A2214082



|                |             |
|----------------|-------------|
| Price          | \$379,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 951         |
| Acres          | 0.16        |
| Year Built     | 1969        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1105 13 Avenue N |
| Subdivision | St Edwards       |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1H 1S7          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, Open Floorplan, Storage, Vinyl Windows |
| Appliances        | See Remarks  |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Lane, Back Yard, Interior Lot, Landscaped, Private |
| Roof              | Tar/Gravel, See Remarks                                 |
| Construction      | Brick, Metal Siding, Stucco                             |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 6                |
| Zoning         | R-L              |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.