

# \$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
Zoning	R-L

### **Listing Details**

Listing Office	Sunland Realty Corp.
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