

# \$383,000 - 2005 13 Street N, Lethbridge

MLS® #A2224979

## \$383,000

5 Bedroom, 3.00 Bathroom, 1,106 sqft  
Residential on 0.15 Acres

Winston Churchill, Lethbridge, Alberta

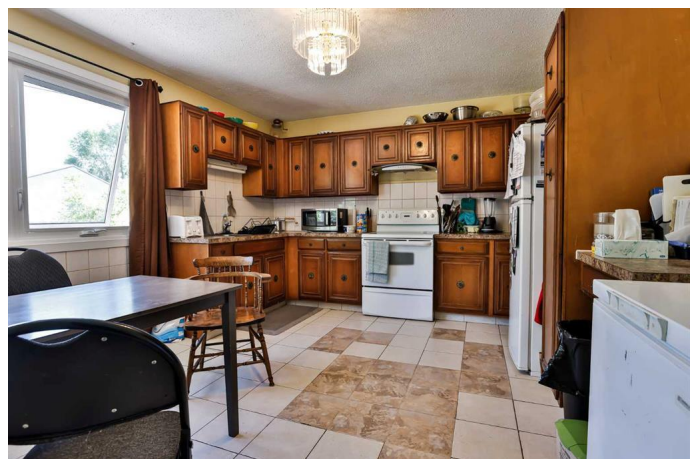
Rare Conforming Suite – A Smart Investment Opportunity!

YOU just found it – an incredibly rare conforming suite, registered with the City of Lethbridge! Whether you're a first-time buyer looking to supplement your mortgage or a savvy investor seeking dual income streams, this fantastic bungalow checks all the boxes. Offering 1,123 sq. ft. on the main floor, this home features 3 generously sized bedrooms, including a spacious primary suite complete with a private 2-piece ensuite. The large, welcoming living room is perfect for hosting friends and family, while the well-designed kitchen will impress any home chef with its functionality and flow.

Downstairs, the self-contained suite is just as impressive. It boasts a massive living room, two additional bedrooms, a full bathroom, and a second fully functional kitchen – ideal for extended family, tenants, or as a revenue-generating rental. Each suite has its own separate laundry, adding convenience and privacy for both units.

Outside, enjoy the benefits of a fully fenced, expansive backyard with ample off-street parking directly behind – perfect for tenants or guests. Notable upgrades include new PVC windows upstairs and a refreshed front railing, giving the home solid curb appeal and long-term durability.

Opportunities like this don't come along often – call your REALTOR® today to view this exceptional property and take the first step



toward smart home ownership or expanding  
your investment portfolio!

Built in 1976

### **Essential Information**

MLS® #	A2224979
Price	\$383,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,106
Acres	0.15
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2005 13 Street N
Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2V4

### **Amenities**

Parking Spaces	5
Parking	Off Street

### **Interior**

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

**Exterior**

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 2nd, 2025
Days on Market	9
Zoning	R-L

**Listing Details**

Listing Office	Grassroots Realty Group
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