

# \$289,900 - 1802 13 Street N, Lethbridge

MLS® #A2248409

## \$289,900

2 Bedroom, 2.00 Bathroom, 592 sqft

Residential on 0.05 Acres

St Edwards, Lethbridge, Alberta

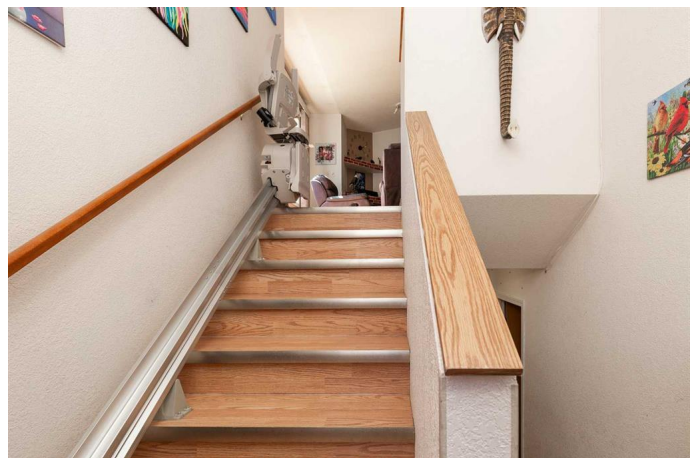
This immaculate 1/2 duplex has been lovingly maintained by the same owners for 20 years! 2 large bedrooms, 1.5 bathrooms and updated throughout. The main floor features a spacious living room with gas fireplace, office nook, maple kitchen with ample counterspace, pantry & new stainless steel appliances. There's an extra large dining area that walks out to the upper level deck, laminate flooring and updated lino as well (No Carpet!!). The bedrooms are located on the lower level and the laundry room has extra under stair storage.

In the past 5 years this property has had updates to the furnace, hot water tank, shingles & toilets. Situated on beautifully landscaped lot, the extra icing on the cake is the brand new gazebo with sitting area and 2 man hot tub (only 3 months old) offering excellent privacy! There's a maintenance free shed, large under deck storage area and front parking. Fully fenced and walking distance to schools, playgrounds, shopping & dining. Move-in ready!

Built in 1995

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2248409  |
| Price      | \$289,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 592                    |
| Acres          | 0.05                   |
| Year Built     | 1995                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 1802 13 Street N |
| Subdivision | St Edwards       |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1H 2V3          |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### **Interior**

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s), Master Downstairs |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings   |
| Heating           | Forced Air                                                                                     |
| Cooling           | Central Air                                                                                    |
| Fireplace         | Yes                                                                                            |
| # of Fireplaces   | 1                                                                                              |
| Fireplaces        | Gas                                                                                            |
| Has Basement      | Yes                                                                                            |
| Basement          | Finished, Full                                                                                 |

### **Exterior**

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Other                                       |
| Lot Description   | Front Yard, Landscaped, Gazebo, See Remarks |
| Roof              | Asphalt Shingle                             |
| Construction      | Stucco                                      |

Foundation                Poured Concrete

**Additional Information**

Date Listed                August 12th, 2025  
Days on Market        12  
Zoning                      R-L

**Listing Details**

Listing Office            Royal LePage South Country - Lethbridge

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