

# \$394,500 - 1718 13 Street N, Lethbridge

MLS® #A2234431

**\$394,500**

4 Bedroom, 1.00 Bathroom, 1,498 sqft

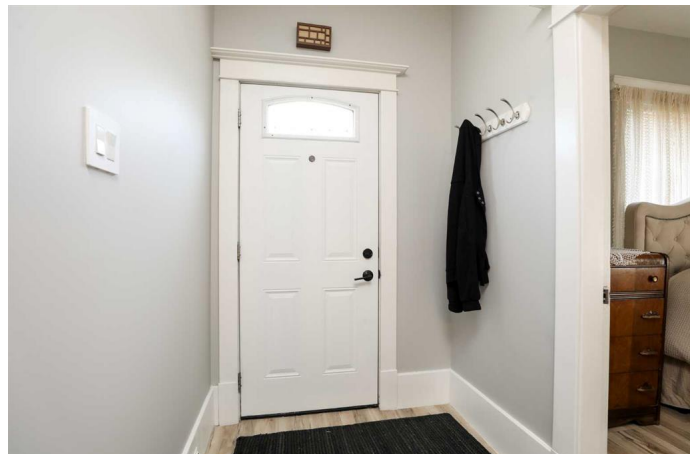
Residential on 0.19 Acres

St Edwards, Lethbridge, Alberta

Beautifully Updated Home on a Large Corner Lot – Character, Comfort & Space Combined!

This beautifully updated home offers nearly 1,500 sq ft of thoughtfully designed living space, blending modern finishes with the original charm and character of its build. Located on a spacious corner lot just steps from schools and shopping, this home is perfect for families or anyone seeking both comfort and room to grow. Inside, you’ll find extensive updates including new flooring, windows, roof, siding, kitchen, bathroom, and more. The spacious kitchen features ample cabinetry and flows effortlessly into the dining and living areas, making it ideal for everyday living and entertaining. Upstairs offers a primary bedroom and an additional bedroom, while the lower level includes two more bedrooms, a full bathroom, and a bonus rec room in the basement – complete with loads of storage. Outside, the oversized lot features beautifully updated landscaping, garden boxes, a handy storage shed, and plenty of space to build a large garage or workshop. With ample parking and room to enjoy the outdoors, this property is full of opportunity. If you’re looking for an updated home with character, space, and incredible potential – all in a convenient location – this one is a must-see.

Contact your REALTOR® today to schedule your private showing!



Built in 1922

## Essential Information

MLS® #	A2234431
Price	\$394,500
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,498
Acres	0.19
Year Built	1922
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	1718 13 Street N
Subdivision	St Edwards
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2T9

## Amenities

Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	High Ceilings, Laminate Counters, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	12
Zoning	R-L

### **Listing Details**

Listing Office	Braemore Management
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