

# \$419,900 - 13 Loyola Place W, Lethbridge

MLS® #A2244812

**\$419,900**

3 Bedroom, 2.00 Bathroom, 1,775 sqft

Residential on 0.16 Acres

Varsity Village, Lethbridge, Alberta

Take a look at this original-owner, 1,775 sq. ft. bungalow in a great west-side neighborhood. Enjoy easy walks to Nicholas Sheran Park, the arena, pool, and the University of Lethbridge. Located on a quiet cul-de-sac, this home has had several mechanical upgrades over the years, including the furnace, windows, hot water tank, and roof, while the interior retains its original 1970s charm.

The front carport easily accommodates two vehicles. Upstairs, youâ€™ll find three bedrooms, two full bathrooms, and three separate living areas. The undeveloped basement offers a blank canvas with plumbing in place for an additional bathroom and plenty of room to suit your needs. It was so spacious upstairs that the original owners never developed the basement, instead using it for storage.

The backyard opens onto a network of walking paths for endless outdoor enjoyment. A pre-inspection has been completed and is available for review. Viewing is easy, just make an appointment with a REALTOR® and go.

Built in 1975

## Essential Information

MLS® # A2244812

Price \$419,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,775
Acres	0.16
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	13 Loyola Place W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3W9

### Amenities

Parking Spaces	2
Parking	Attached Carport

### Interior

Interior Features	Bathroom Rough-in
Appliances	Dishwasher, Freezer, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Lawn, Standard Shaped Lot
Roof	Flat Torch Membrane

Construction	Aluminum Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 11th, 2025
Days on Market	1
Zoning	R-L

**Listing Details**

Listing Office	Lethbridge Real Estate.com
----------------	----------------------------

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.