

\$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

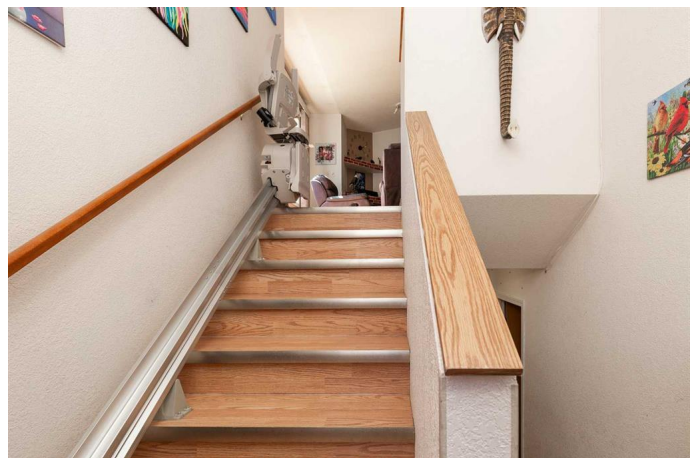
This immaculate 1/2 duplex has been lovingly maintained by the same owners for 20 years! 2 large bedrooms, 1.5 bathrooms and updated throughout. The main floor features a spacious living room with gas fireplace, office nook, maple kitchen with ample counterspace, pantry & new stainless steel appliances. 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, Gazebo, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Stucco

Foundation Poured Concrete

Additional Information

Date Listed August 12th, 2025
Days on Market 30
Zoning R-L

Listing Details

Listing Office Royal LePage South Country - Lethbridge

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.