

# \$399,000 - 533 13 Street S, Lethbridge

MLS® #A2253609

## \$399,000

4 Bedroom, 2.00 Bathroom, 1,027 sqft

Residential on 0.11 Acres

Victoria Park, Lethbridge, Alberta

On the south side of Lethbridge, this four bedroom, two bathroom bungalow has been updated with care and attention to detail. The new induction stove with convection oven makes the kitchen both modern and practical, while the large capacity washer and dryer keep everyday living effortless. Fresh air conditioning adds comfort through the summer months, and the home's layout keeps everything easy and accessible. The detached heated super single garage is ready for work or play, with plenty of space for projects and storage. An upgraded electrical panel is already in place to support a level 2 EV charger, giving the home a quiet edge of future readiness. Thoughtfully styled and quietly confident, this is a place designed to feel as good as it looks.

Built in 1932

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2253609    |
| Price          | \$399,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,027       |
| Acres          | 0.11        |
| Year Built     | 1932        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 533 13 Street S |
| Subdivision | Victoria Park   |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1J 2W1         |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 3                                               |
| Parking        | Off Street, Parking Pad, Single Garage Detached |
| # of Garages   | 1                                               |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Ceiling Fan(s), No Animal Home, No Smoking Home                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                                 |
| Cooling           | Central Air                                                                                |
| Fireplace         | Yes                                                                                        |
| # of Fireplaces   | 1                                                                                          |
| Fireplaces        | Electric                                                                                   |
| Has Basement      | Yes                                                                                        |
| Basement          | Finished, Full                                                                             |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Private Yard                                          |
| Lot Description   | Back Lane, Back Yard, Landscaped, Standard Shaped Lot |
| Roof              | Shingle                                               |
| Construction      | Vinyl Siding                                          |
| Foundation        | Poured Concrete                                       |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 5                   |

Zoning

R-L

Listing Details

Listing Office

Renzo Real Estate

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