



936 13 Street S
Lethbridge, Alberta

MLS # A2320941



\$534,900

Division:	Fleetwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,764 sq.ft.	Age:	1991 (35 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Street Lightin		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Dishwasher, Range Hood, Refrigerator, Gas Stove, Window coverings including curtains, rods, and blinds, Peka Rollshutters (on two windows), Washer and Dryer, Central Vac/Attachments, Garage Door Remote, Desk in Basement, Air Conditioner, 2 Shelves in Basement, 2 shelves in Garage, Ring Door Camera and 3 cameras

Backing Fleetwood Bawden Elementary School, this beautifully maintained two-storey home combines timeless architecture, exceptional outdoor living, and a family-friendly location in one of South Lethbridge's most established neighborhoods. From the moment you arrive, you'll appreciate the home's striking curb appeal, highlighted by its classic symmetrical design, rich brick exterior, and distinctive architectural details that create a warm and welcoming presence unlike many newer homes. Offering over 1,780 sq. ft. above grade plus a partially developed basement, this home features a flexible floor plan designed to accommodate a variety of lifestyles. The main floor includes a formal living room, a cozy family room anchored by a gas fireplace, a spacious kitchen and dining area complete with quality oak cabinetry and granite countertops, plus a main-floor bedroom conveniently located beside a full bathroom—ideal for guests, multi-generational living, or a home office. Upstairs, you'll find two spacious bedrooms, including a generous primary retreat with a walk-in closet. One of the standout features is the impressive vaulted-ceiling bonus room, offering a bright and airy space for relaxing, entertaining, or working from home. For those needing additional bedroom space, this room could easily be converted into a third bedroom on the second floor. The main & upper level has also been refreshed with brand-new carpet, providing a fresh, modern feel and added comfort underfoot. Convenient second-floor laundry completes the level. The partially developed basement offers even more living space, including two additional bedrooms, and tons of storage making this home a fantastic option for larger families, teenagers, guests, or hobby spaces. The outdoor living spaces are truly exceptional. The upper deck overlooks

Fleetwood Bawden Elementary School and the open schoolyard behind, creating a sense of openness rarely found within the city. Enjoy watching the seasons change while taking in the expansive views and mature surroundings. Below, the enclosed screened-in deck with tile flooring provides a comfortable outdoor retreat, perfect for enjoying summer evenings while being sheltered from the elements. The fully fenced backyard is enhanced by mature trees, extensive landscaping, and impressive stamped concrete and interlocking brick work, creating a polished outdoor environment with plenty of space for entertaining. The property also offers a 26' x 22' detached garage, abundant off-street parking, and valuable RV parking, providing room for trailers, recreational vehicles, and all your toys. Recent updates include brand-new upper-level carpet, fresh paint, a new front door, furnace, natural gas stove, hot water tank, and other thoughtful improvements that add value and peace of mind. Located close to schools, parks, shopping, restaurants, and healthcare services, this home offers an ideal balance of convenience, character, and functionality.