



GRASSROOTS
REALTY GROUP

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1320 13 Street N
Lethbridge, Alberta

MLS # A2321917



\$309,000

Division:	St Edwards		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	621 sq.ft.	Age:	1985 (41 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Insulated, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-L
Foundation:	Wood	Utilities:	-
Features:	Pantry		

Inclusions: Fridge, Stove, Dishwasher, Range Fan, Washer/Dryer

Completely renovated from top to bottom, this move-in ready half duplex offers stylish updates, functional living space, and an unbeatable North Lethbridge location close to schools, parks, shopping, the public pool, arena, and more. The bright bi-level design features a spacious living room with large windows and a new electric fireplace, a stunning brand-new kitchen with upgraded stainless steel appliances, ample pantry space, and a dining area with garden doors leading to the rear deck. This home was recently renovated top to bottom and renovations include new vinyl plank flooring, tile and carpet throughout, fresh paint, new baseboards, modern light fixtures, new blinds, and completely renovated bathrooms. The fully developed lower level offers two large bedrooms, a beautifully updated 4-piece bathroom, laundry/utility room, and additional storage. Outside, you'll appreciate the massive rear driveway with room for up to four vehicles, a 17' x 22' super single garage fully finished with functional built in shelving and work benches, landscaped yard spaces, and a private patio area between the home and garage. Additional features include central air conditioning, durable composite siding, and a Ring security system with video doorbells. An excellent opportunity for first-time buyers, downsizers, or investors looking for a turnkey property.