

# \$279,900 - 2205 13 Avenue N, Lethbridge

MLS® #A2207417

## \$279,900

3 Bedroom, 2.00 Bathroom, 1,382 sqft  
Residential on 0.16 Acres

Winston Churchill, Lethbridge, Alberta

What a great opportunity to own a spacious Northside bungalow that is within walking distance to shopping, swimming & several schools! Featuring 3 bedrooms and 2 bathrooms including a four-piece ensuite with jetted tub, white kitchen with eating bar, formal dining space, main floor living room, family room with wood burning fireplace and sliding back doors to the HUGE back yard. There's plenty of space for a large garage, garden & more. Including main floor laundry, a newer furnace, central air, peka rollshutters and updates over the years to the bathrooms, some flooring and windows. A large front driveway and quiet location as well!

Built in 1971

### Essential Information

MLS® #	A2207417
Price	\$279,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,382
Acres	0.16
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



## Community Information

Address	2205 13 Avenue N
Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1T9

## Amenities

Parking Spaces	2
Parking	Driveway, Off Street

## Interior

Interior Features	Jetted Tub, Open Floorplan, See Remarks, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Crawl Space, None

## Exterior

Exterior Features	Other, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting
Roof	Tar/Gravel
Construction	Wood Siding
Foundation	Block

## Additional Information

Date Listed	April 1st, 2025
Days on Market	2
Zoning	R-L

## Listing Details

Listing Office	Royal LePage South Country - Lethbridge
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