

# \$349,000 - 1617 13 Avenue N, Lethbridge

MLS® #A2222217

## \$349,000

4 Bedroom, 1.00 Bathroom, 1,130 sqft

Residential on 0.14 Acres

Winston Churchill, Lethbridge, Alberta

If you are looking for a spacious and well maintained bungalow this might just be the one you've been waiting for. The current owners have lovingly cared for this home since 1961. Ensuring regular upgrades which include, roof, siding, windows, furnace, hot water tank, A/C and more. 3 good sized bedrooms on the main level, and a spacious living room area. There is hardwood under the carpets. The basement is partially developed with 8ft ceilings and good sized basement windows, an additional bedroom, family room and recreational room. There is lots of potential for further development to make this home your own. The large yard has rear laneway access with room for an RV and possible double garage. Book a showing with your favourite Realtor today!

Built in 1961

## Essential Information

MLS® #	A2222217
Price	\$349,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,130
Acres	0.14
Year Built	1961
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1617 13 Avenue N
Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1T5

### Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, RV Access/Parking

### Interior

Interior Features	Laminate Counters, No Smoking Home, See Remarks, Sump Pump(s), Walk-In Closet(s)
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	8
Zoning	R-L

**Listing Details**

Listing Office                    SUTTON GROUP - LETHBRIDGE

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