



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1209 13 Street S
Lethbridge, Alberta

MLS # A2220889



\$342,000

Division:	Agnes Davidson		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	835 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Aggregate, Alley Access, Double Garage Attached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Primary Downstairs		

Inclusions: Window Coverings

Welcome to 1209 13 Street S—an inviting 1661 sq ft half-duplex located in the heart of the desirable Agnes Davidson neighbourhood. This charming 3-bedroom, 2-bathroom home features a bright and functional layout, perfect for first-time buyers, downsizers, or investors. The spacious, private backyard includes a large deck ideal for relaxing or entertaining, while the double attached, insulated garage adds valuable storage and parking. Notable features include central A/C, central vac with attachments, a cozy wood-burning fireplace, and a gas line for your BBQ. Set on a mature, tree-lined street, this home is part of a walkable, bike-friendly community known for its family-friendly atmosphere and excellent amenities. Enjoy convenient access to parks, shopping, recreational facilities, and top-rated schools in one of Lethbridge’s most sought-after neighbourhoods.