



GRASSROOTS
REALTY GROUP

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

**1102 13 Street N
Lethbridge, Alberta**

MLS # A2249409



\$199,900

Division:	St Edwards		
Type:	Residential/House		
Style:	Bungalow		
Size:	485 sq.ft.	Age:	1900 (125 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: Appliances AS IS

Here's an opportunity to own an affordable detached home in the St. Edward's community on the northside of Lethbridge. This cozy property features 1 bedroom and 1 bathroom, with everything conveniently located on the main floor—ideal for someone looking to simplify or downsize, or for a buyer ready to take the first step into homeownership. The home includes a functional kitchen, a comfortable living area, and a full bathroom. There's partial fencing in the backyard, a shed for extra storage, and garage-style storage space for your tools, bikes, or seasonal items. Off-street parking adds to the convenience. If you've been searching for your own space to call home, this one might just be it.