



**GRASSROOTS**  
REALTY GROUP

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**533 13 Street S**  
**Lethbridge, Alberta**

**MLS # A2253609**



**\$399,000**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,027 sq.ft.	<b>Age:</b>	1932 (93 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), No Animal Home, No Smoking Home		

**Inclusions:** n/a

On the south side of Lethbridge, this four bedroom, two bathroom bungalow has been updated with care and attention to detail. The new induction stove with convection oven makes the kitchen both modern and practical, while the large capacity washer and dryer keep everyday living effortless. Fresh air conditioning adds comfort through the summer months, and the home's layout keeps everything easy and accessible. The detached heated super single garage is ready for work or play, with plenty of space for projects and storage. An upgraded electrical panel is already in place to support a level 2 EV charger, giving the home a quiet edge of future readiness. Thoughtfully styled and quietly confident, this is a place designed to feel as good as it looks.