



**815 13 Street S**  
**Lethbridge, Alberta**

**MLS # A2180077**



**\$275,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Victoria Park   |               |                   |
| <b>Type:</b>     | Residential/House                                       |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,007 sq.ft.  | <b>Age:</b>   | 1943 (81 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Alley Access, Concrete Driveway, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.16 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Front Yard, Lawn, Level |               |                   |

|                    |                                       |                   |     |
|--------------------|---------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Hardwood, Laminate, Linoleum, Tile    | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Partially Finished              | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Wood Frame                     | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Central Vacuum, Separate Entrance     |                   |     |

**Inclusions:** Fridge, Gas Stove, Hood Fan, Dishwasher, Microwave, Washer, Dryer, Deep Freezer, Central Vac, Window Coverings, Moveable Shed

Welcome to Southside living at its best! This charming 4-bedroom, 1-bathroom home is perfectly located close to the hospital, shopping, parks, and an elementary school, with quick access to downtown. The main floor has a bright living room, a dining area, and a kitchen. You'll also find two bedrooms and a 4-piece bathroom. The partially finished basement offers two additional bedrooms, a laundry room, a large family room, and ample storage space—perfect for expanding your living area or customising to suit your needs. Outside, enjoy a two-tiered deck and a single garage with alley access on a generously sized lot, offering both functionality and outdoor relaxation. With a gas fireplace, A/C, and central air, this home is ready for you to move in and make it your own. Please view the video walkthrough in the links tab or on YouTube by searching for the home address. Don't miss the opportunity to make this fantastic property yours!