



GRASSROOTS
REALTY GROUP

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832 13 Street N
Lethbridge, Alberta

MLS # A2209705



\$350,000

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	1954 (71 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Separate Entrance, Storage		

Inclusions: Fridge x2, Stove x2, Dishwasher x2, Washer x 2, Dryer x 2, Blinds

This legally suited home in a fantastic north side location is perfect for revenue buyers or anyone looking to supplement their mortgage by living upstairs and renting down. The upper suite features 3 bedrooms, fresh paint, new countertops, newer appliances, and updated windows, creating a bright and welcoming space. The lower suite offers 2 bedrooms, a full kitchen, its own laundry, and a separate entrance — ideal for tenants or extended family. Both suites have completely separate entrances, kitchens, and laundry facilities, providing privacy and convenience for everyone. Outside, you'll appreciate the single attached garage, plus additional off-street parking in the backyard — perfect for multiple vehicles or tenant parking. Located directly across from a peaceful green space and just minutes from shopping, schools, and other amenities, this property checks all the boxes for a smart investment or comfortable multi-generational living. Don’t miss this excellent opportunity to own a versatile, income-generating property in a great location!