

# \$329,900 - 2105 13 Street N, Lethbridge

MLS® #A2226446

**\$329,900**

2 Bedroom, 3.00 Bathroom, 1,114 sqft

Residential on 0.10 Acres

Winston Churchill, Lethbridge, Alberta

This beautifully updated home features 2+2 bedrooms, 2.5 bathrooms, and a spacious double car garage, all backing onto a serene, expansive park. Enjoy the privacy and tranquility of a fully fenced backyard oasis, enhanced with mature, newly trimmed trees and a solid privacy fence—perfect for relaxing or entertaining.

The main floor offers an open-concept layout with a stunning new custom kitchen (2025) featuring a pantry, island, and garburator. The adjacent dining area and living room provide a welcoming space for gatherings, while a convenient 2-piece bathroom completes the main level.

Upstairs boasts a massive primary bedroom, a second cozy bedroom, and a fully renovated 4-piece bathroom. The finished basement includes two versatile bonus rooms (potential bedrooms), a 3-piece bathroom, laundry area, and ample storage.

Recent 2025 upgrades include:

Custom kitchen with pantry and garburator

New furnace and ductwork

New hot water tank

Updated electrical system



All-new drywall and flooring throughout

Additional highlights:

Oversized double garage

Quiet alley access

Backs directly onto a large greenspace

This move-in-ready home offers the perfect blend of comfort, style, and functionality—all in a peaceful, park-adjacent setting.

Built in 1976

### Essential Information

MLS® #	A2226446
Price	\$329,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,114
Acres	0.10
Year Built	1976
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2105 13 Street N
Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2V4

### Amenities

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Granite Counters, Open Floor
Appliances	Dishwasher, Electric Range,
Heating	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full



### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 1st, 2025
Days on Market	20
Zoning	R-L

### Listing Details

Listing Office	Century 21 Foothills South Real Estate
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