

533 13 Street S
Lethbridge, Alberta

MLS # A2253609



\$399,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	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.