

\$315,900 - 1409 13 Avenue N, Lethbridge

MLS® #A2264323

\$315,900

5 Bedroom, 1.00 Bathroom, 1,050 sqft
Residential on 0.14 Acres

Winston Churchill, Lethbridge, Alberta

Welcome to this well-maintained one-owner bungalow, ideally situated on 13 Avenue North, just steps from 13 Street North and the many convenient amenities the area has to offer! Enjoy easy access to Norbridge Lions Park, Nord-Bridge Seniors Centre, a local convenience store, hair salon, and more. The main level features a practical and inviting layout with three comfortable bedrooms, a 3-piece bathroom, and a well-appointed kitchen with plenty of cabinet space. Downstairs, the partially finished basement offers great potential to make it your own, and includes a spacious rec room/family room complete with a large dry bar that is perfect for relaxing or entertaining. Outside, you'll find a single detached garage and a charming garden area that is ideal for anyone with a green thumb or simply looking to enjoy some outdoor space. Plus, a newer furnace adds extra peace of mind for years to come. Whether you're a first-time buyer, downsizing, or investing, this solid home in a fantastic location is full of opportunity!

Built in 1960

Essential Information

MLS® #	A2264323
Price	\$315,900
Bedrooms	5
Bathrooms	1.00



Full Baths	1
Square Footage	1,050
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1409 13 Avenue N
Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1T3

Amenities

Parking Spaces	3
Parking	Driveway, Off Street, Single Garage Detached
# of Garages	1

Interior

Interior Features	Built-in Features, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Garden, Lawn
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2025
Days on Market	19
Zoning	R-L

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.