

# \$479,900 - 1226 13 Street S, Lethbridge

MLS® #A2222742

**\$479,900**

4 Bedroom, 2.00 Bathroom, 1,171 sqft

Residential on 0.18 Acres

Fleetwood, Lethbridge, Alberta

This thoughtfully renovated home stands out from the moment you arrive, with a curved walkway leading to a beautifully refreshed interior and brick exterior. Upgrades include tile and laminate flooring, some PVC windows, and a completely renovated kitchen with plenty of cabinetry. Both bathrooms have been modernized, including a stunning main bath with a walk-in shower and full surround. Offering four bedrooms, two full bathrooms, and two generous living areas, this home has room for the whole family. The main level features large bedrooms, new windows, and a cozy wall-mounted electric fireplace. Downstairs, you'll find a spacious laundry area, a second bathroom with a corner shower, and great potential for a secondary suite. Additional improvements include furnace and an A/C unit. Accessibility is enhanced with an electric chair lift from the back door to the basement. Outside, enjoy a large, landscaped lot with mature trees, no rear neighbors, and a solid cinder block fence. A heated 16 X 24 super single garage with dual mezzanines, double carport, and RV parking offer excellent storage and parking options. This home combines modern comfort



with smart design and a great locationâ€™donâ€™t miss your chance to make it yours!

Built in 1957

### Essential Information

MLS® #	A2222742
Price	\$479,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,171
Acres	0.18
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1226 13 Street S
Subdivision	Fleetwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 1S9

### Amenities

Parking Spaces	4
Parking	RV Access/Parking, Attached Carport, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Open Floorplan, Storage, Vinyl Windows, Wood Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Interior Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 20th, 2025
Days on Market	1
Zoning	R-L

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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