

**920 13 Street S  
Lethbridge, Alberta**

**MLS # A2293147**



**\$374,900**

<b>Division:</b>	Fleetwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,139 sq.ft.	<b>Age:</b>	1941 (85 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge x2, stove x2, washer x2, dryer x2

This centrally located bungalow in Lethbridge is close to schools, parks, and everyday amenities. The main level features a bright and spacious living room, kitchen, and dining area filled with natural light. You'll also find two bedrooms and a full four-piece bathroom on the main floor. The basement hosts a legal two-bedroom suite complete with its own kitchen, family room, four-piece bathroom, and separate laundry. Each suite offers ample off-street parking, adding convenience for both owners and tenants. This property presents an excellent opportunity for investors or buyers seeking an affordable home with income potential.