



Anne French  
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Love where you live.

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1202 13 Street S  
Lethbridge, Alberta

MLS # A2305667



**\$549,900**

<b>Division:</b>	Fleetwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,390 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Heated Garage, Off Street, Triple Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Storage, Track Lighting		

**Inclusions:** Shed, Gazebo, underground sprinklers and built in vac as is.

Room to live, room to grow, and an incredible triple garage—this one checks all the boxes. With over 2,500 sqft of living space, this bungalow offers a spacious living room with a brick feature wall and gas fireplace, perfect for cozy nights or entertaining. The updated kitchen features new flooring, cabinets, appliances, and quartz countertops. The main floor includes two bedrooms, including a large primary suite with a walk-in closet, plus a 4-piece bath and a bonus of main floor laundry. Downstairs offers two more bedrooms, a 3-piece bath, a large rec room, games area with bar, and plenty of storage. Outside, enjoy a generous yard including a patio with gazebo, and shed. The standout triple garage includes a double with street access plus an attached oversized single with alley access—ideal for vehicles, projects, and storage. In 2023 the roof was replaced and insulation blown-in. Located in a great neighbourhood within walking distance to parks, schools, and the hospital—this home is a must view.