

**2308 13 Street N
Lethbridge, Alberta**

MLS # A2323237



\$249,900

Division:	St Edwards		
Type:	Residential/Other		
Style:	4 Level Split		
Size:	592 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Standard Shaped Lot, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-50
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Fridge, stove, washer, dryer, window coverings, A/C

This affordably priced 4-level split townhouse is the perfect blend of comfort and practicality — and the best part? No condo fees! Step inside to find a cozy kitchen that makes cooking feel effortless, a separate dining space for family dinners, and a large living room that's ready for movie nights or weekend entertaining. With two bathrooms, a large primary bedroom, and hot water on demand, convenience is built right in. You'll love the private yard for summer BBQs, plus A/C and an updated furnace to keep you comfortable year-round. Storage is no issue here — there's plenty throughout, including a large utility room with space for all your extras (and even potential for a fourth bedroom!). Located close to bus stops, shopping, restaurants, and schools, this home checks every box for easy living and smart value.