



Anne French
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1222 13 Street N
Lethbridge, Alberta

MLS # A2206578



\$229,900

Division:	St Edwards		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,022 sq.ft.	Age:	1935 (90 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	(R-L)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Stove, Dryer. (appliances as is)

Situated on a huge 7,944 sq. ft. corner lot, this 3-bedroom, 1-bathroom detached home, is an impressive lot, and hosts a Single detached Garage. This property is ideal for a growing family or an investor looking ahead to multi-family development opportunities (with city of Lethbridge approval). The large lot size offers plenty of flexibility—enjoy it as a spacious family home, updating it to add value, or explore the potential for future development. Located in a prime area with easy access to schools, parks, shopping, and transit, this is a great investment in both comfort and future growth. Book your showing today!