

# \$300,000 - 1103 13 Street S, Lethbridge

MLS® #A2200819

**\$300,000**

3 Bedroom, 1.00 Bathroom, 889 sqft  
Residential on 0.17 Acres

Fleetwood, Lethbridge, Alberta

Looking for an affordable south side home in a great location? This home has so many possibilities. The main floor has been mostly redone including a renovated kitchen and bathroom. There is some new development in the basement as well, and lots of potential to still add your personal touches (new furnace in 2025 and new hot water tank in 2021). This is just down the block from Gyro park, so it's easy to get out and enjoy a beautiful walk most anytime. The home has a single detached garage, but there is potential to build more on this 7,000 square foot lot (just check with the city). This could be a great starter home, something for downsizing, or even as a rental. Call a REALTOR® to get in today.

Built in 1950

## Essential Information

MLS® #	A2200819
Price	\$300,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	889
Acres	0.17
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status Active

### Community Information

Address 1103 13 Street S  
Subdivision Fleetwood  
City Lethbridge  
County Lethbridge  
Province Alberta  
Postal Code T1K 1S8

### Amenities

Parking Spaces 4  
Parking Concrete Driveway, Single Garage Detached  
# of Garages 2

### Interior

Interior Features See Remarks  
Appliances Gas Stove, Refrigerator, See Remarks  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric, Living Room  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Features Private Yard  
Lot Description Back Yard, Landscaped, Standard Shaped Lot  
Roof Asphalt  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 11th, 2025  
Days on Market 3  
Zoning R-L

### Listing Details

Listing Office

Lethbridge Real Estate.com

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