

\$325,000 - 2105 13 Street N, Lethbridge

MLS® #A2226446

\$325,000

2 Bedroom, 3.00 Bathroom, 1,114 sqft

Residential on 0.10 Acres

Winston Churchill, Lethbridge, Alberta

This beautifully updated home features 2+2 bedrooms, 2.5 bathrooms, and a spacious double car garage, all backing onto a serene, expansive park. Enjoy the privacy and tranquility of a fully fenced backyard oasis, enhanced with mature, newly trimmed trees and a solid privacy fence—perfect for relaxing or entertaining.

The main floor offers an open-concept layout with a stunning new custom kitchen (2025) featuring a pantry, island, and garburator. The adjacent dining area and living room provide a welcoming space for gatherings, while a convenient 2-piece bathroom completes the main level.

Upstairs boasts a massive primary bedroom, a second cozy bedroom, and a fully renovated 4-piece bathroom. The finished basement includes two versatile bonus rooms (potential bedrooms), a 3-piece bathroom, laundry area, and ample storage.

Recent 2025 upgrades include:

Custom kitchen with pantry and garburator

New furnace and ductwork

New hot water tank

Updated electrical system



All-new drywall and flooring throughout

Additional highlights:

Oversized double garage

Quiet alley access

Backs directly onto a large greenspace

This move-in-ready home offers the perfect blend of comfort, style, and functionalityâ€”all in a peaceful, park-adjacent setting.

Built in 1976

Essential Information

MLS® #	A2226446
Price	\$325,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,114
Acres	0.10
Year Built	1976
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2105 13 Street N
Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2V4

Amenities

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Granite Counters, Open Floor
Appliances	Dishwasher, Electric Range,
Heating	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full



Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 1st, 2025
Days on Market	22
Zoning	R-L

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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