

# **\$529,900 - 516 13 Street S, Lethbridge**

MLS® #A2199445

**\$529,900**

3 Bedroom, 3.00 Bathroom, 1,950 sqft

Residential on 0.22 Acres

London Road, Lethbridge, Alberta

You've driven by and wondered what it would be like to live here - well now's your chance to own it! This charming London Road property features all the character and warmth you'd expect and sits on a manicured 75' x 125' lot! You'll love all the natural lighting throughout - bringing the outdoors inside! There's a spacious entry area, rich hardwood in the dining room & running up the stairs, French doors with glass knobs, high ceilings and crown molding in the formal living and dining rooms; a cozy family room with a gas fireplace and pine ceiling & skylights all overlooking a picturesque back garden. There's a very pretty formal living room with LOTS of windows and a decorative fireplace (never used by these owners). Upstairs is a full bathroom & 3 bedrooms all with large closet spaces. The lower level will give you lots of options for another bedroom, a games room, office or craft space. While on the lower level, with a little looking, you might also find Harry Potter's quarters under the stairs &/or his penthouse suite on the top level! Laundry is conveniently located on the main floor as well as a 3 piece bath. The back yard/garden is so pretty & fabulous! You'll host garden parties for your family & friends - there's a paving stone patio & winding walkways among the apple & plum trees, raised garden boxes and lush grass (underground sprinklers too!) Enjoy time on the covered, maintenance-free deck and not worry about painting anything! The house is also wrapped in Hardi-board! You'll find lots



of natural lighting in the children's playhouse and garage too -big windows! The playhouse in the past even had power & even has its own "fireplace" - imagine all the fun your children or grandchildren can have! The sellers updated the shingles -south side 6 years ago & north part 12 years ago; the family room torch down roof is 2 years old; the hot water tank is 5 years old; the dishwasher, stove, OTR, washer & dryer are all between 6 months & 2 years old; the furnace was just replaced February 2025 (\$7800). Check out all the pictures and call your Realtor to book a showing!

Built in 1930

**Essential Information**

MLS® #	A2199445
Price	\$529,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,950
Acres	0.22
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	516 13 Street S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 2W2

**Amenities**

Parking Spaces	2
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Parking	Double Garage Detached, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Crown Molding, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Storage
Appliances	Central Air Conditioner
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, See Remarks
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Corner Lot, Landscaped, Private, Underground Sprinklers
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### Additional Information

Date Listed	March 7th, 2025
Days on Market	44
Zoning	R-L(L)

### Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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