

\$399,900 - 2610 13 Avenue N, Lethbridge

MLS® #A2254872

\$399,900

4 Bedroom, 3.00 Bathroom, 1,127 sqft

Residential on 0.13 Acres

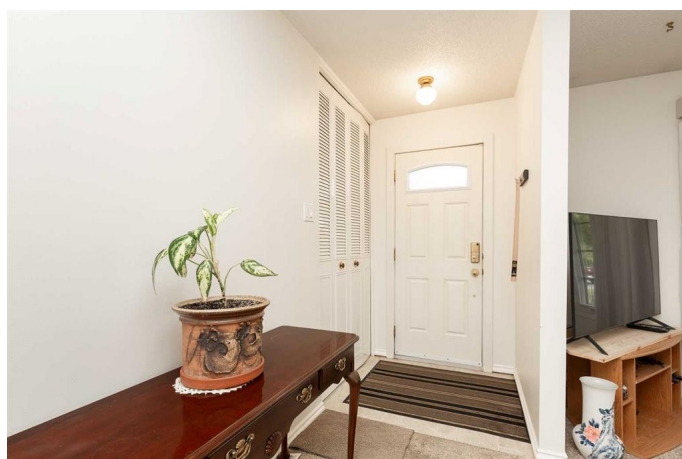
Park Meadows, Lethbridge, Alberta

Welcome to 2610 13 Avenue N, a well-cared-for, fully furnished 1,127 sq. ft. bungalow with a layout designed for everyday living. On the main floor, youâ€™ll find three bedrooms, including a primary with a private half-bath en-suite, plus a full bathroom for the family. The living and dining areas are bright and welcoming, thanks to the large front windows. The lower level extends the living space with a generous family room featuring a cozy gas fireplace, an additional bedroom, another bathroom, a dedicated laundry room, and a separate storage room. Outside, the 26' x 16' detached garage and backyard shed provide plenty of space for vehicles and tools, while the well-maintained yard completes the property. With four bedrooms, three bathrooms, and a practical yet comfortable design, this home is a solid find under \$400,000. Ask your REALTOR® about all the furniture that is included in the sale.

Built in 1972

Essential Information

MLS® #	A2254872
Price	\$399,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,127



Acres	0.13
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2610 13 Avenue N
Subdivision	Park Meadows
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 4A3

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, Single Garage Detached
# of Garages	1

Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, See Remarks, Separate Entrance
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2025
Days on Market	2
Zoning	R-L

Listing Details

Listing Office	Lethbridge Real Estate.com
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.