\$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, you'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

T1H 4A3

Subdivision Park Meadows

City Lethbridge
County Lethbridge
Province Alberta

Amenities

Postal Code

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

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