

# \$775,000 - 1408 13 Street N, Lethbridge

MLS® #A2255295

**\$775,000**

8 Bedroom, 4.00 Bathroom, 2,316 sqft

Residential on 0.14 Acres

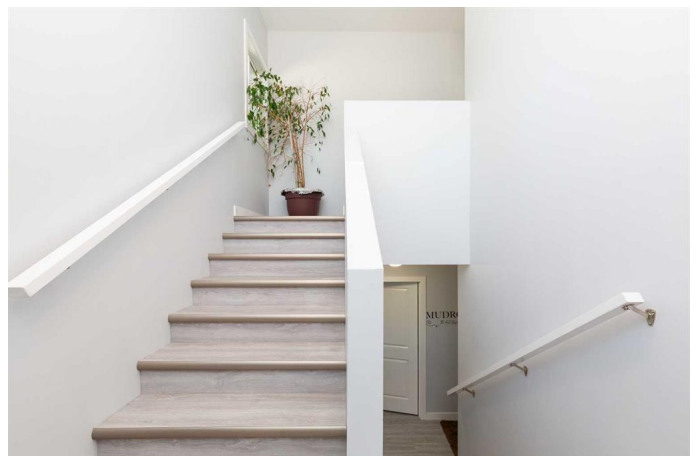
St Edwards, Lethbridge, Alberta

Welcome to 1408 13 Street N, a full duplex built in 2023 that offers exceptional income potential with the modern upgrades of a 2 year old property. Featuring a total of 8 bedrooms and 4 full bathrooms—2 up and 2 down on each side—this property is designed to maximize space and rental opportunities. The front half of the duplex includes an illegal basement suite with shared laundry, while the rear half has rough-ins and finishes in place for another illegal basement suite, giving you future flexibility. Each half offers an open concept main floor with high ceilings, creating bright and inviting living spaces. Quality construction shines through with an ICF basement, central A/C on both sides, and low-maintenance landscaping, making this property easy to manage and appealing to tenants. The rear parking pad accommodates 4 vehicles, ensuring ample off-street parking. Whether you're looking for a strong investment property or a multi-family living solution, this duplex is an excellent opportunity.

Built in 2023

## Essential Information

MLS® #	A2255295
Price	\$775,000
Bedrooms	8
Bathrooms	4.00



Full Baths	4
Square Footage	2,316
Acres	0.14
Year Built	2023
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Back Split
Status	Active

### Community Information

Address	1408 13 Street N
Subdivision	St Edwards
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2T9

### Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

### Interior

Interior Features	Open Floorplan, See Remarks, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Other
Lot Description	Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

### Additional Information

Date Listed	September 21st, 2025
Zoning	R-L

**Listing Details**

Listing Office                    Lethbridge Real Estate.com

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