

\$383,000 - 2005 13 Street N, Lethbridge

MLS® #A2224979

\$383,000

5 Bedroom, 3.00 Bathroom, 1,106 sqft
Residential on 0.15 Acres

Winston Churchill, Lethbridge, Alberta

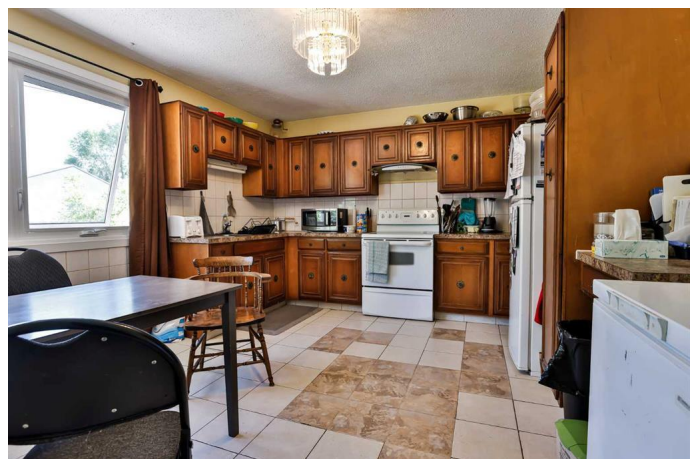
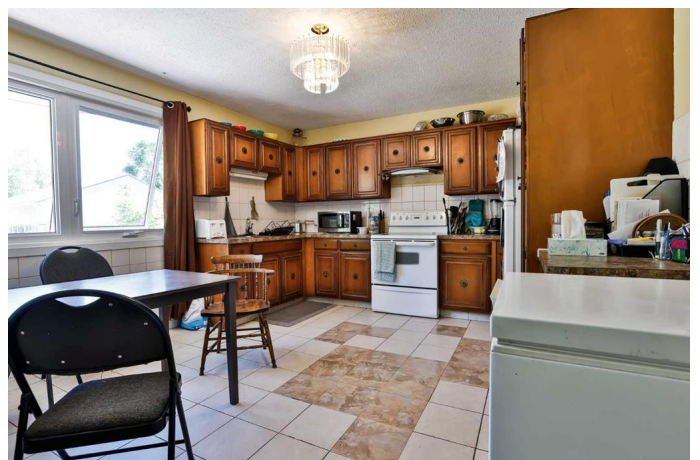
Rare Conforming Suite – A Smart
Investment Opportunity!

YOU just found it – an incredibly rare conforming suite, registered with the City of Lethbridge! Whether you're a first-time buyer looking to supplement your mortgage or a savvy investor seeking dual income streams, this fantastic bungalow checks all the boxes. Offering 1,123 sq. ft. on the main floor, this home features 3 generously sized bedrooms, including a spacious primary suite complete with a private 2-piece ensuite. The large, welcoming living room is perfect for hosting friends and family, while the well-designed kitchen will impress any home chef with its functionality and flow.

Downstairs, the self-contained suite is just as impressive. It boasts a massive living room, two additional bedrooms, a full bathroom, and a second fully functional kitchen – ideal for extended family, tenants, or as a revenue-generating rental. Each suite has its own separate laundry, adding convenience and privacy for both units.

Outside, enjoy the benefits of a fully fenced, expansive backyard with ample off-street parking directly behind – perfect for tenants or guests. Notable upgrades include new PVC windows upstairs and a refreshed front railing, giving the home solid curb appeal and long-term durability.

Opportunities like this don't come along often – call your REALTOR® today to view this exceptional property and take the first step



toward smart home ownership or expanding
your investment portfolio!

Built in 1976

Essential Information

MLS® #	A2224979
Price	\$383,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,106
Acres	0.15
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2005 13 Street N
Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2V4

Amenities

Parking Spaces	5
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 2nd, 2025
Days on Market	4
Zoning	R-L

Listing Details

Listing Office	Grassroots Realty Group
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