

# \$344,200 - 1209 13 Street S, Lethbridge

MLS® #A2220889

## \$344,200

3 Bedroom, 2.00 Bathroom, 835 sqft  
Residential on 0.07 Acres

Agnes Davidson, Lethbridge, Alberta

Welcome to 1209 13 Street – an inviting 1661 sq ft half-duplex located in the heart of the desirable Agnes Davidson neighbourhood. This charming 3-bedroom, 2-bathroom home features a bright and functional layout, perfect for first-time buyers, downsizers, or investors. The spacious, private backyard includes a large deck ideal for relaxing or entertaining, while the double attached, insulated garage adds valuable storage and parking. Notable features include central A/C, central vac with attachments, a cozy wood-burning fireplace, and a gas line for your BBQ. Set on a mature, tree-lined street, this home is part of a walkable, bike-friendly community known for its family-friendly atmosphere and excellent amenities. Enjoy convenient access to parks, shopping, recreational facilities, and top-rated schools in one of Lethbridge’s most sought-after neighbourhoods.

Built in 1988

## Essential Information

MLS® #	A2220889
Price	\$344,200
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	835
Acres	0.07
Year Built	1988



Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	1209 13 Street S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5Y9

### Amenities

Parking Spaces	4
Parking	Aggregate, Alley Access, Double Garage Attached, Insulated
# of Garages	2

### Interior

Interior Features	Central Vacuum, Closet Organizers, Master Downstairs
Appliances	Electric Stove, Garburator, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 13th, 2025
Days on Market	41

Zoning

R-L

## **Listing Details**

Listing Office

Century 21 Foothills South Real Estate

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