

\$275,000 - 2314 13 Street N, Lethbridge

MLS® #A2261637

\$275,000

3 Bedroom, 2.00 Bathroom, 623 sqft

Residential on 0.06 Acres

St Edwards, Lethbridge, Alberta

QUIET -- LOW- MAINTENANCE LIVING!

Welcome to this wonderful end-unit row home on a quiet stretch of 13 Street North, where you'll enjoy the privacy of your own fenced yard (fresh with new grass!) and the bonus of no condo fees. Tucked beside walking paths, parks, shopping, and main thoroughfares, this property offers both convenience and a peaceful setting.

Step inside and you'll immediately notice the bright, airy feel thanks to vaulted ceilings and large windows. This 4-level split has been lovingly maintained and thoughtfully updated over the years, with three comfortable bedrooms, 1.5 bathrooms, and plenty of storage throughout. The list of upgrades is impressive: furnace and AC (2012), roof (2013), windows (2014), a brand-new hot water tank (August 2025), plus fresh doors and storm doors at both the front and back. Flooring has been replaced in the bathrooms, kitchen, and entryway, while the bathrooms themselves have seen new touches including a vanity upstairs and a toilet downstairs (2024).

Outside, the backyard is ready for you to enjoy with new sod and a brand-new shed that stays with the property. Inside, modern touches continue with updated lights and switches throughout, giving the home a fresh, move-in-ready feel.



Whether youâ€™re a first-time buyer, looking for a smart rental investment, or downsizing to a low-maintenance lifestyle without condo fees, this home checks all the boxes. With its great location, long list of updates, and welcoming character, itâ€™s a fantastic opportunity you wonâ€™t want to miss. Call your REALTOR® and book your showing today!

Built in 1977

Essential Information

MLS® #	A2261637
Price	\$275,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	623
Acres	0.06
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

Community Information

Address	2314 13 Street N
Subdivision	St Edwards
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 4Y5

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Oven, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	1
Zoning	R-50

Listing Details

Listing Office	eXp Realty of Canada
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