

# \$349,900 - 1209 13 Street S, Lethbridge

MLS® #A2220889

## \$349,900

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

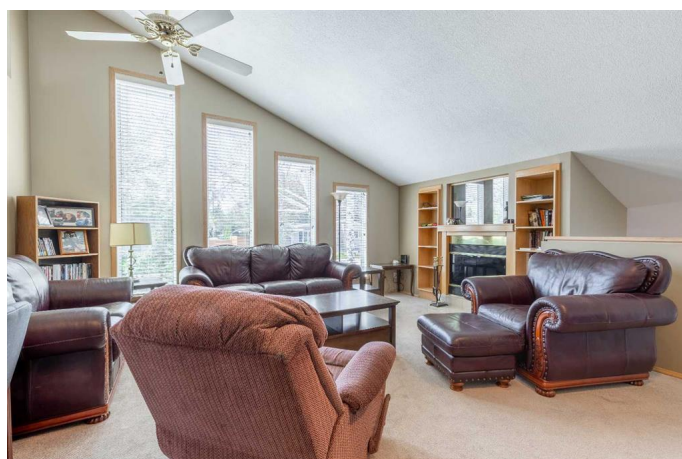
Agnes Davidson, Lethbridge, Alberta

Welcome to 1209 13 Street Sâ€”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 Lethbridgeâ€™s most sought-after neighbourhoods.

Built in 1988

## Essential Information

MLS® #	A2220889
Price	\$349,900
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	Alley Access, Double Garage Attached, Insulated, Aggregate
# 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	12

Zoning                      R-L

**Listing Details**

Listing Office              Century 21 Foothills South Real Estate

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.