

\$575,000 - 1234 5 Avenue S, Lethbridge

MLS® #A2086663

\$575,000

5 Bedroom, 5.00 Bathroom, 2,350 sqft

Residential on 0.14 Acres

Victoria Park, Lethbridge, Alberta

This raised bungalow home in the Victoria Park area of Lethbridge is a great find, particularly for those looking for a property with a legal basement suite and studio space. The main floor is spacious and inviting, with an open floor plan and vaulted ceilings. In floor heating runs throughout the house including the studio space. The large kitchen is a chef's dream, with plenty of counter space and storage, making meal preparation a breeze. A gas fireplace in the dining area adds a cozy ambience to the room. The primary suite is a true oasis, with a walk-in closet and a large ensuite that boasts a soaker tub and separate shower. There is also a second bedroom on the main floor, as well as another bathroom and laundry. The basement features a family room that could double as a guest room or media room. There is also a legal two-bedroom basement suite with its own kitchen and living room, providing plenty of options for extended family or rental income. The studio is a unique feature of this property, offering a separate living space with a kitchenette, bathroom, and loft. Perfect for someone working from home or guests. The property is beautifully landscaped, with garden beds and paving stones adding to the charm and appeal of the entire property. Asphalt singles are only one year old. Overall, this is a fantastic property with plenty of possibilities and potential for the right buyer. The front walk way was designed for wheelchair access, but can easily be returned to original.



Built in 1995

Essential Information

MLS® #	A2086663
Price	\$575,000
Sold Price	\$559,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,350
Acres	0.14
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1234 5 Avenue S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0V5

Amenities

Parking Spaces	3
Parking	Alley Access, Driveway, Off Street, Single Garage Detached

Interior

Interior Features	High Ceilings, Open Floorplan, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Induction Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Hot Water
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room

Has Basement Yes
Basement Separate/Exterior Entry, Finished

Exterior

Exterior Features None
Lot Description Back Lane, Landscaped
Roof Asphalt Shingle
Construction Composite Siding
Foundation Poured Concrete

Additional Information

Date Listed October 10th, 2023
Date Sold October 27th, 2023
Days on Market 17
Zoning R-L(L)
HOA Fees 0.00

Listing Details

Listing Office Grassroots Realty Group

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