

\$325,000 - 1411 6 Avenue S, Lethbridge

MLS® #A2093889

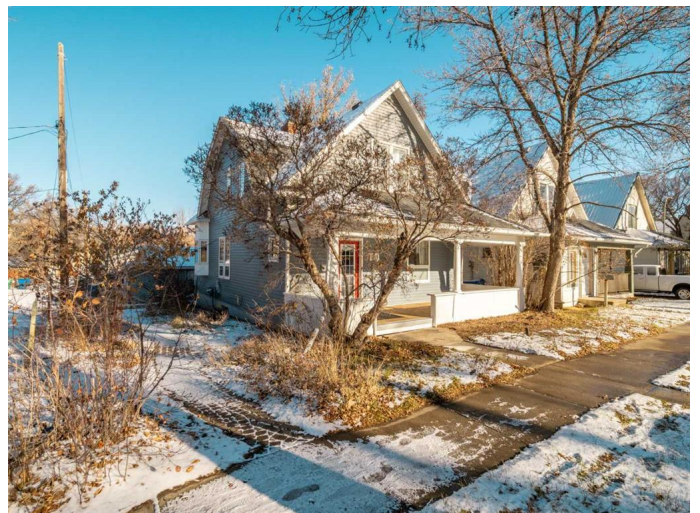
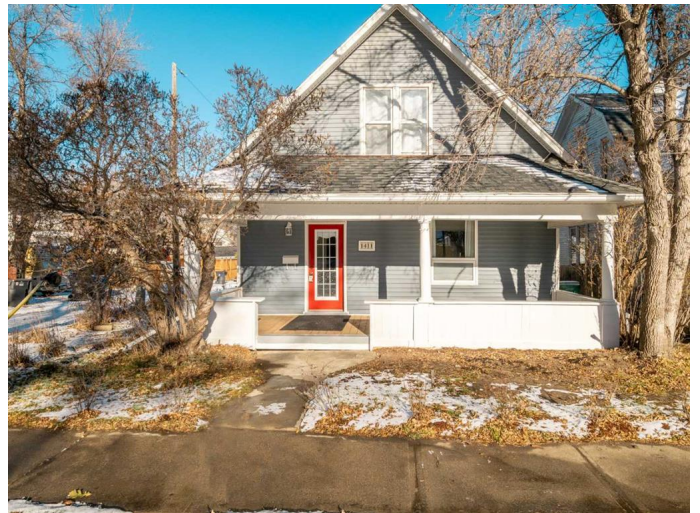
\$325,000

3 Bedroom, 2.00 Bathroom, 1,546 sqft

Residential on 0.09 Acres

Victoria Park, Lethbridge, Alberta

Step back in time while enjoying modern comfort in this charming 2 storey restored home in the heart of Victoria Park. Thoughtfully renovated throughout while maintaining the integrity of the home's era, this home features original gleaming hardwood floors, hand milled crown moulding and accent walls, a show stopping staircase, original solid hardwood doors, crystal knobs and original clawfoot bathtub. The 9 foot ceilings and broad entrances throughout the home give the functional floorplan an expansive airy feeling. The main floor features a large foyer, office/den, formal dining room, south facing living room, 2 piece bathroom and a cozy culinary haven featuring stainless steel appliances, ample storage and updated shaker cabinets overlooking the large private backyard. Upstairs you will find 3 large bedrooms including the primary suite with walk-in closet and the main bathroom which includes the conveniently located second storey laundry room. In the basement you have access to loads of storage and flex space. Recent Upgrades Include: Stove (2020), Dishwasher (2022), Refrigerator (2023), Sump Pump & Weeping Tile (2020), high Efficiency furnace & Tankless hot water (2019), New House Shingles (2019), 220 Amp service in garage (2023), Sewer lines from the city main to the property redone (2023), upgraded vinyl windows throughout, refinished hardwood flooring, new luxury vinyl flooring in bathrooms & kitchen (2023), New paint



throughout interior, Upgraded exterior insulated vinyl siding, refinished front porch, new back deck, new fences around the yard, New carriage garage doors, repaired all exterior parging, Insulation upgraded to 30" R20. Not a stone has been unturned for this stunning turn key property.

Built in 1910

Essential Information

MLS® #	A2093889
Price	\$325,000
Sold Price	\$317,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,546
Acres	0.09
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1411 6 Avenue S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1A8

Amenities

Parking Spaces	3
Parking	Alley Access, Driveway, Garage Faces Side, Off Street, Parking Pad, RV Access/Parking, Single Garage Detached

Interior

Interior Features	Crown Molding, High Ceilings, Laminate Counters, Natural Woodwork, No Smoking Home, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

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

Additional Information

Date Listed	November 17th, 2023
Date Sold	November 23rd, 2023
Days on Market	6
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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