

\$245,000 - 1323 5 Avenue N, Lethbridge

MLS® #A2094854

\$245,000

4 Bedroom, 1.00 Bathroom, 986 sqft

Residential on 0.15 Acres

Westminster, Lethbridge, Alberta

Welcome to this charming bungalow, a fantastic opportunity for investors seeking a revenue property or family seeking a starter home. This delightful home has served the same family for many years and has been lovingly taken care of. Stepping into the spacious living room, you'll appreciate the seamless flow into the dining room, adorned with built-in storage and a convenient desk area. The cozy kitchen, located at the rear, comes fully equipped with a stove, fridge, microwave and space for a dishwasher. The main floor boasts three bedrooms and a full bathroom, providing comfortable living spaces. Venture downstairs to discover a partially developed area with a fourth bedroom, offering endless possibilities for customization to suit your needs. The basement presents ample potential for expansion and creative utilization, featuring plenty of storage space and a cold storage area. Moving outdoors, the expansive backyard is a delightful retreat, complemented by a single detached garage with an extended area for all your tools and equipment. Convenience is at your doorstep, as you can easily stroll across the street for groceries, pharmacy essentials, and dining options. Additionally, this home is strategically located just a couple of blocks away from schools, making it an ideal choice for families. Embrace the character of older homes and envision the endless possibilities this property holds for you.



Built in 1906

Essential Information

MLS® #	A2094854
Price	\$245,000
Sold Price	\$228,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	986
Acres	0.15
Year Built	1906
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1323 5 Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0N1

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Single Garage Detached

Interior

Interior Features	Storage
Appliances	Microwave, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 23rd, 2023
Date Sold	March 22nd, 2024
Days on Market	120
Zoning	R-L(W)P
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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