

\$245,000 - 2003 2 Avenue N, Lethbridge

MLS® #A2097184

\$245,000

4 Bedroom, 2.00 Bathroom, 758 sqft

Residential on 0.13 Acres

Westminster, Lethbridge, Alberta

Charming Bungalow on a Spacious Corner Lot

Welcome to this delightful bungalow on a generous corner lot, perfect for families and investors. With four bedrooms (2 on the main floor and 2 in the basement), this home provides ample space for comfortable living.

?? Expansive Lot and Single Detached Garage

Enjoy the luxury of a vast lot, providing endless possibilities for outdoor activities and landscaping dreams. The single detached garage adds convenience and extra storage space.

??? Convenient Location

Situated close to shopping centers and schools, this residence offers the convenience of easy access to essential amenities—ideal for a starter family or as an investment property.

?? Well-Maintained with Recent Upgrades

Upgrades include a new fence installed in the spring of 2023, ensuring privacy and security. New shingles enhance the home's curb appeal while providing durability. The furnace and hot water tank have been regularly serviced, adding to the overall maintenance and efficiency of the property.



?? Perfect Blend of Comfort and Functionality

This home perfectly balances comfort and functionality, creating a warm and inviting atmosphere for you and your loved ones.

Call your favourite REALTOR® and schedule a viewing today to discover the potential of making this bungalow your new home!

Built in 1950

Essential Information

MLS® #	A2097184
Price	\$245,000
Sold Price	\$241,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	758
Acres	0.13
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2003 2 Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0B8

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Available
Parking Spaces	1

Parking	Garage Faces Side, Single Garage Detached
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Interior

Interior Features	Separate Entrance
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Full, Suite

Exterior

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

Additional Information

Date Listed	December 8th, 2023
Date Sold	January 8th, 2024
Days on Market	31
Zoning	R-L(W)
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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