

\$359,900 - 1706 6 Avenue S, Lethbridge

MLS® #A2102316

\$359,900

5 Bedroom, 3.00 Bathroom, 1,438 sqft

Residential on 0.14 Acres

Victoria Park, Lethbridge, Alberta

Welcome to this charming two-story home boasting character and warmth in every corner. The main floor is a spacious haven, illuminated by ample natural light streaming through large windows. A cozy gas fireplace adds a touch of comfort to the generous living room, seamlessly flowing into the adjoining dining area. The expansive kitchen is a chef's delight, offering plenty of counter and cabinet space adorned with sleek stainless steel appliances. Conveniently located off the kitchen is a main floor powder room with laundry facilities. Venture upstairs to discover three inviting bedrooms, including the sizable primary bedroom that beckons relaxation. An elegant touch awaits in the bathroom, where a claw-foot tub stands as a centerpiece. The fully finished basement, also accessible through a separate entry from the backyard, unveils a world of possibilities. A welcoming family room and two additional bedrooms offer flexibility and ample living space. Completing the lower level is a well-appointed bathroom with a shower. Situated on a generous lot, this home offers an expansive yard with back alley access and a rear parking pad for added convenience. Centrally located, this property is an ideal haven for a family, combining comfort, style, and practicality. Welcome home to a residence where character, space, and convenience converge seamlessly.

Built in 1912



Essential Information

MLS® #	A2102316
Price	\$359,900
Sold Price	\$355,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,438
Acres	0.14
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1706 6 Avenue S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1B4

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	January 22nd, 2024
Date Sold	March 19th, 2024
Days on Market	57
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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