

# \$349,900 - 2010 6 Avenue N, Lethbridge

MLS® #A2108792

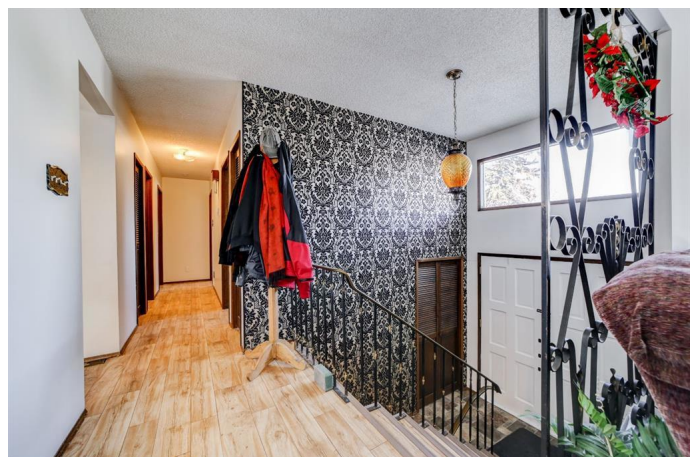
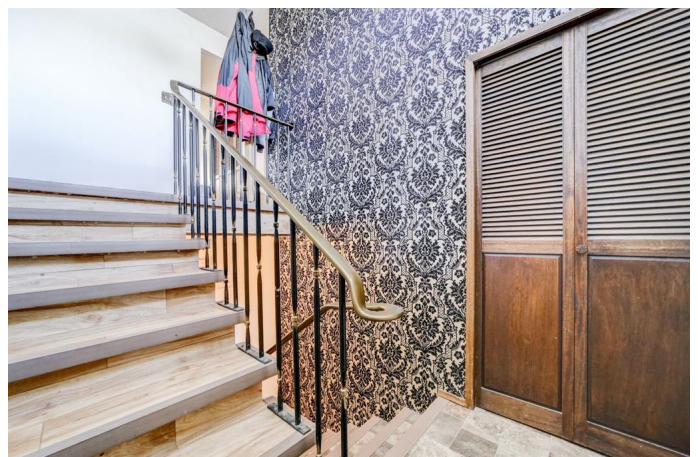
**\$349,900**

4 Bedroom, 3.00 Bathroom, 1,347 sqft

Residential on 0.16 Acres

Westminster, Lethbridge, Alberta

If you have fond memories of the '70s, this 1347 sq ft bilevel home is sure to evoke nostalgia. The main floor boasts three bedrooms, including a 2 pc master ensuite that could easily be expanded to a 4 pc without sacrificing ample closet space. The two additional bedrooms are generously sized and conveniently located next to the full bathroom. The well-lit kitchen features a skylight and an east-facing dining room window leading to the covered back deck. Featuring a versatile layout, the basement presents a family room equipped with a bar tailored for the family's entertainer. Additionally, there is potential for a suite with an extra bedroom and a 3 pc bathroom located conveniently next to the summer kitchen in the walk-out basement. The home is heated by a reliable boiler system, ensuring warmth during colder seasons. Parking options include a garage and carport, and the fenced yard is ideal for kids and pets. Situated in an established neighbourhood, this home seamlessly blends retro charm with functional design.



Built in 1972

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2108792  |
| Price      | \$349,900 |
| Sold Price | \$346,000 |
| Bedrooms   | 4         |

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,347       |
| Acres          | 0.16        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2010 6 Avenue N |
| Subdivision | Westminster     |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1H0V1          |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Parking Spaces | 4                               |
| Parking        | Carport, Single Garage Detached |

### Interior

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | Laminate Counters, See Remarks          |
| Appliances        | Electric Stove, Gas Stove, Refrigerator |
| Heating           | Boiler                                  |
| Cooling           | None                                    |
| Fireplaces        | None                                    |
| Has Basement      | Yes                                     |
| Basement          | Finished, Full                          |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Lawn            |
| Roof              | Tar/Gravel      |
| Construction      | Brick           |
| Foundation        | Poured Concrete |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 19th, 2024 |
| Date Sold      | March 12th, 2024    |
| Days on Market | 22                  |
| Zoning         | R-L(W)              |
| HOA Fees       | 0.00                |

**Listing Details**

Listing Office            Onyx Realty Ltd.

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