

\$374,900 - 2714 6a Avenue N, Lethbridge

MLS® #A2124797

\$374,900

4 Bedroom, 3.00 Bathroom, 1,026 sqft

Residential on 0.16 Acres

Park Meadows, Lethbridge, Alberta

Welcome to 2714 6A Avenue N, a stunning property nestled in the charming and mature neighborhood of Park Meadows. This recently updated home features an array of appealing renovations, making it a true gem in today's market.

As you step inside, you will be greeted by the warmth and comfort of the main floor, featuring three spacious bedrooms and a full bathroom, providing ample space for relaxation and rejuvenation. The modern touches throughout the home enhance its aesthetic appeal, creating an inviting atmosphere for both residents and guests alike. The entire main floor has been repainted so you need not worry about that expense, either! The large windows offer plenty of natural light as well.

The lower level of this residence offers versatility and functionality, with a full bathroom, a convenient half bathroom, a generously sized bedroom, and a laundry room, ensuring convenience at every turn. Additionally, the abundance of storage space and a large flex area present endless possibilities, whether you're looking to accommodate a growing family, create a secondary suite, or even revive the space into a salon.

For those who appreciate outdoor living, the property offers a delightful oasis, complete with a huge fully landscaped and fenced lot.



Enjoy the lush greenery and tranquility of the garden, along with the convenience of extra parking accessed through the alley and a gardener's shed for all your outdoor needs. Underground sprinklers add to the list of conveniences.

Parking is a breeze with an extra-long driveway and a single detached garage, providing ample space for vehicles and storage.

Whether you're seeking a charming family home, a potential investment opportunity, or a space to unleash your creativity, 2714 6A Avenue N offers it all. Don't miss your chance to make this exquisite property your own. Call your Realtor and schedule your viewing today and prepare to be impressed!

Built in 1965

Essential Information

MLS® #	A2124797
Price	\$374,900
Sold Price	\$374,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,026
Acres	0.16
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2714 6a Avenue N
---------	------------------

Subdivision	Park Meadows
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0X3

Amenities

Parking Spaces	3
Parking	Off Street, Single Garage Detached

Interior

Interior Features	See Remarks, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Refrigerator, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Street Lighting, Underground Sprinklers
Roof	Membrane
Construction	Brick, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2024
Date Sold	May 9th, 2024
Days on Market	15
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	2 PERCENT REALTY
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.