

\$325,000 - 1501 6a Avenue N, Lethbridge

MLS® #A2170170

\$325,000

3 Bedroom, 2.00 Bathroom, 958 sqft

Residential on 0.12 Acres

Westminster, Lethbridge, Alberta

Welcome to this delightful, updated bungalow nestled in the desirable community of Westminster! This home offers a perfect blend of modern upgrades and classic charm, making it ideal for homeowners and investors alike.

Upstairs, youâ€™ll find a bright and airy main floor featuring 2 spacious bedrooms, a comfortable living room, and a cozy kitchenâ€”all designed to create a welcoming space for family and friends. The lower level is where this property truly shines. Fully renovated from top to bottom, the basement includes a generously-sized bedroom, a stylish bathroom, and a contemporary kitchen. With its separate entrance, it offers privacy and flexibility, perfect for a rental opportunity or multi-generational living.

Significant recent upgrades include a brand-new furnace, hot water tank, and updated windows throughout, ensuring energy efficiency and peace of mind for years to come. The large backyard offers plenty of space for outdoor enjoyment, with room for gardening, gatherings, or simply relaxing.

Located in a quiet neighborhood, this home is just a short distance from local schools, parks, and amenities. Whether you're looking for a move-in ready home or a smart investment property, this Westminster gem is a must-see!



Schedule your showing today and experience the potential of this versatile property!

Built in 1953

Essential Information

MLS® #	A2170170
Price	\$325,000
Sold Price	\$330,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	958
Acres	0.12
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1501 6a Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H0V9

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Built-In Range, Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer, Water Conditioner, Window Coverings
Heating	High Efficiency, Natural Gas
Cooling	None
Has Basement	Yes

Basement Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features BBQ gas line, Private Entrance, Private Yard
Lot Description Back Lane, Back Yard, Few Trees, Lawn, Level
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed October 2nd, 2024
Date Sold October 17th, 2024
Days on Market 15
Zoning R-L(W)
HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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