\$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.

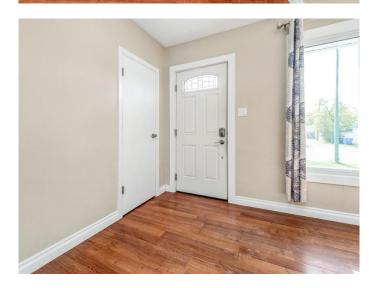
Upstairs, you'II find a bright and airy main floor featuring 2 spacious bedrooms, a comfortable living room, and a cozy kitchenâ€"all designed to create a welcoming space for family and friends. The lower level is where this property truly shines. Fully renovated from top to bottom, the basement includes 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

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.