

\$525,000 - 1626 & 1628 3 Avenue N, Lethbridge

MLS® #A2181091

\$525,000

4 Bedroom, 4.00 Bathroom, 1,334 sqft

Residential on 0.23 Acres

Westminster, Lethbridge, Alberta

Full duplex located on a quiet street with two spacious units, parking in the front, and an additional portion of the lot on the south side of the property which could be used for a future development of a garage or smaller residential unit subject to city approval! Each unit includes two bedrooms and 1.5 baths with separate laundry facilities and separate rear decks with fenced back yards. Both units feature a large main-floor living room which leads into a comfortable kitchen and dining area with a two-piece bath nearby and access to the rear deck. Downstairs two bedrooms with large closets can be found alongside a full four-piece bath, storage, and a laundry room. Both units are currently rented out, with 1626 leased until April 30th, 2025 and 1628 leased until February 28th, 2025. If a full duplex close to schools and parks with an additional lot area adding tons of future potential sounds like the property you've been waiting for, give your REALTOR® a call and book a showing today!

Built in 1983

Essential Information

MLS® #	A2181091
Price	\$525,000
Sold Price	\$515,000
Bedrooms	4
Bathrooms	4.00



Full Baths	2
Half Baths	2
Square Footage	1,334
Acres	0.23
Year Built	1983
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	1626 & 1628 3 Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H0J8

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Front Drive, Off Street

Interior

Interior Features	Separate Entrance, Storage
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 28th, 2024
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Date Sold	March 29th, 2025
Days on Market	120
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office Grassroots Realty Group

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