

# \$269,900 - 1511 1 Avenue N, Lethbridge

MLS® #A2181174

**\$269,900**

3 Bedroom, 2.00 Bathroom, 824 sqft

Residential on 0.16 Acres

Westminster, Lethbridge, Alberta

A Must-See Under \$300K!

Welcome to this adorable Northside home, perfect for families and entertaining alike! Featuring 3 generously sized bedrooms, this property offers an abundance of space for relaxation and personalization. Youâ€™ll find both a 4-piece bathroom and a convenient 3-piece bathroom, making it easy for everyone to get ready in the morning.

Step into the cozy galley kitchen, which flows seamlessly into a bright and inviting dining roomâ€”ideal for hosting family dinners or game nights. The last two owners have lovingly renovated the home, enhancing its value with upgraded insulation, energy-efficient vinyl windows, and newer appliances. Plus, youâ€™ll appreciate the modern air conditioning and utility updates, ensuring comfort year-round.

One of the standout features of this property is the massive oversized yard, complete with a huge double back deck off the dining roomâ€”perfect for summer barbecues and outdoor gatherings. Just outside the side door, unwind in your private hot tub under a charming pergola, ideal for enjoying snowy starry nights.

With a front driveway, a back driveway, and a double detached garage, youâ€™ll have ample space for all your vehicles and toys.



Throughout the home, youâ€™ll discover plenty of storage options and delightful charm, making every corner a cozy retreat.

Donâ€™t let this amazing opportunity pass you byâ€”this Northside gem wonâ€™t last long at this incredible price. Schedule your showing today with any agent and make this lovely house your new home! The neighbours are delightful and always looking out for one another, leaving you feeling safe and welcome!

Built in 1948

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2181174    |
| Price          | \$269,900   |
| Sold Price     | \$270,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 824         |
| Acres          | 0.16        |
| Year Built     | 1948        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 1511 1 Avenue N |
| Subdivision | Westminster     |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1H0A3          |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

|         |                                                                                                                                                   |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking | Alley Access, Double Garage Detached, Off Street, Additional Parking, Driveway, Garage Door Opener, Garage Faces Rear, Outside, RV Access/Parking |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------|

## Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Separate Entrance, Storage, Vinyl Windows                                                                      |
| Appliances        | Central Air Conditioner, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Portable Dishwasher |
| Heating           | Forced Air, Natural Gas                                                                                                         |
| Cooling           | Central Air                                                                                                                     |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Finished, Full                                                                                                                  |

## Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Dog Run                                                                                |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Level, Private, Rectangular Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                        |
| Construction      | Mixed                                                                                                                  |
| Foundation        | Poured Concrete                                                                                                        |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 29th, 2024 |
| Date Sold      | December 20th, 2024 |
| Days on Market | 21                  |
| Zoning         | R-L(W)P             |
| HOA Fees       | 0.00                |

## Listing Details

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|----------------------------------------|

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