

\$389,900 - 2015 7 Avenue S, Lethbridge

MLS® #A2185926

\$389,900

3 Bedroom, 2.00 Bathroom, 976 sqft

Residential on 0.14 Acres

Victoria Park, Lethbridge, Alberta

Here is a great bungalow that offers so many opportunities. It has been lovingly maintained over the years and is ideal for a new owner to live comfortably with 2 bedrooms and a 4 pc. bathroom on the upper level, and have a lower level with large bedroom, another bathroom and a very large family room with a kitchenette for their own child to have his/her own space while attending University or Polytechnic. An option is an illegal suite to supplement the mortgage payment.

There are maple hardwood floors in the large living room and under carpets in the 2 bedrooms.

There are corner windows in the upper rooms letting in lots of sunshine.

The home is set up beautifully with an ideal rear yard with a garden to love. The single garage and carport also offer large spaces for a person with carpentry skills. The rear lane is paved so vehicles stay clean.

And another plus is the standard lot size on the N. side of 7th Ave. being 50'™ wide and 125'™ deep.

Other details include double insulation in the attic. Weeping tile installed in 1969, no water issues.

Furnace is older and has been serviced every fall. Photos are from before and after vacancy.

ALSO, this home is PRIME for your own vision if that is what you have in mind.

You will enjoy the beautiful tree lined boulevards and the close proximity to



Henderson Lake Park.
Yes! Love where you live!

Built in 1948

Essential Information

MLS® #	A2185926
Price	\$389,900
Sold Price	\$375,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	976
Acres	0.14
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2015 7 Avenue S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1M5

Amenities

Parking Spaces	2
Parking	Single Garage Detached, Carport

Interior

Interior Features	Bookcases, Laminate Counters
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement	Finished, Full
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Exterior

Exterior Features	Private Yard, Garden, Rain Gutters
Lot Description	Lawn, Back Yard, City Lot, Landscaped, Many Trees, Paved
Roof	Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	January 6th, 2025
Date Sold	January 13th, 2025
Days on Market	6
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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