

# \$359,900 - 1405 3a Avenue N, Lethbridge

MLS® #A2195746

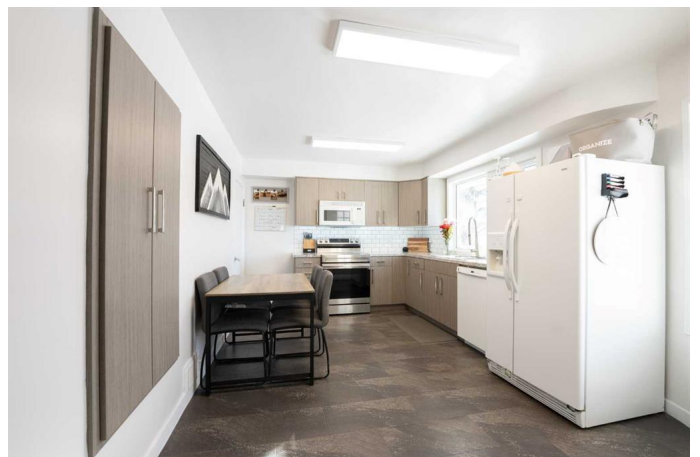
**\$359,900**

4 Bedroom, 2.00 Bathroom, 966 sqft  
Residential on 0.17 Acres

Westminster, Lethbridge, Alberta

Step into this charmingly updated 4-bed, 2-bath bungalow, a true gem that offers something for everyone—investors, first-time buyers, and young families alike. Nestled in a prime, central location, you’re just moments away from shopping, parks, and schools. With its inviting, move-in-ready appeal, this home promises comfort and convenience at every turn. As you enter, the main floor welcomes you with an abundance of natural light, highlighting the beautifully refinished hardwood floors that flow throughout. The updated kitchen and bathrooms boast modern cabinetry, blending style with practicality. The thoughtful laundry/mudroom, complete with a separate entrance, offers seamless access to the bright, spacious 2-bedroom basement suite—ideal for guests or extra rental income.

The suite is a showstopper, featuring a full kitchen and expansive living/dining area perfect for hosting or unwinding. Step outside and discover your own backyard paradise—fully fenced for privacy, complete with a sunroom, fire pit area, and a generous grassy space for play and relaxation. Additional parking is a breeze with trailer parking and a double detached garage, offering both convenience and extra storage. Recent updates including a newer roof, windows, light fixtures, brand-new AC, and fresh flooring ensure this home is as functional as it is stylish. Don’t miss your chance to



own this delightful, move-in-ready beauty”schedule your viewing today!

Built in 1951

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2195746    |
| Price          | \$359,900   |
| Sold Price     | \$375,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 966         |
| Acres          | 0.17        |
| Year Built     | 1951        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

Community Information

|             |                  |
|-------------|------------------|
| Address     | 1405 3a Avenue N |
| Subdivision | Westminster      |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1H 0K1          |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Detached |

Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Separate Entrance, Vinyl Windows, Pantry, Storage                  |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                         |
| Cooling           | Central Air                                                        |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |

|              |                                |
|--------------|--------------------------------|
| Fireplaces   | Electric                       |
| Has Basement | Yes                            |
| Basement     | Separate/Exterior Entry, Finis |

**Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Private Yard, Private Entranc |
| Lot Description   | Back Yard, Landscaped, Bac    |
| Roof              | Asphalt Shingle               |
| Construction      | Mixed                         |
| Foundation        | Poured Concrete               |



**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 19th, 2025 |
| Date Sold      | March 10th, 2025    |
| Days on Market | 19                  |
| Zoning         | R-L                 |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | eXp Realty of Canada |
|----------------|----------------------|

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