

\$264,700 - 1712 7 Avenue N, Lethbridge

MLS® #A2197038

\$264,700

2 Bedroom, 1.00 Bathroom, 665 sqft

Residential on 0.10 Acres

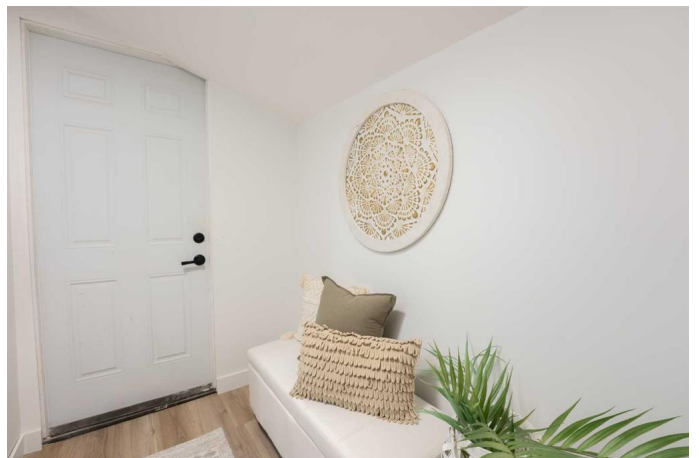
Westminster, Lethbridge, Alberta

Welcome to this almost brand-new, 101-year-old Westminster bungalow! This beautifully restored home sits on a large lot, offering not just space to enjoy but also an incredible opportunity to build equity by adding a garage.

Lovingly rebuilt from the studs up, this home is essentially new construction within a classic shell. Every detail has been thoughtfully updated, blending timeless charm with modern convenience. Upgrades include:

- * All-new framing & insulation for energy efficiency
- * Updated electrical & new hot water tank and refurbished furnace for peace of mind
- * New drywall, lighting, and stylish new windows to enhance natural light
- * Fresh siding & durable luxury vinyl plank flooring for a polished look
- * Gorgeous new kitchen featuring quartz countertops, brand-new cabinetry & six new sleek appliances
- * Completely renovated bathroom with modern fixtures & finishes

This is a rare find—a historic home with all the benefits of new construction! Whether you want to relax in the cozy charm of your fully updated interior or take advantage of the large lot's potential, this is an opportunity you don't want to miss.



Don't wait call your favourite real estate professional today!

Built in 1924

Essential Information

MLS® #	A2197038
Price	\$264,700
Sold Price	\$255,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	665
Acres	0.10
Year Built	1924
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1712 7 Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0Y5

Amenities

Parking Spaces	3
Parking	Additional Parking, Alley Access, Off Street, On Street

Interior

Interior Features	Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Crawl Space, None

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Lawn, Private, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 27th, 2025

Date Sold May 20th, 2025

Days on Market 54

Zoning R-L(W)P

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.