

\$440,000 - 1512 6 Avenue S, Lethbridge

MLS® #A2198275

\$440,000

3 Bedroom, 2.00 Bathroom, 1,363 sqft

Residential on 0.14 Acres

Victoria Park, Lethbridge, Alberta

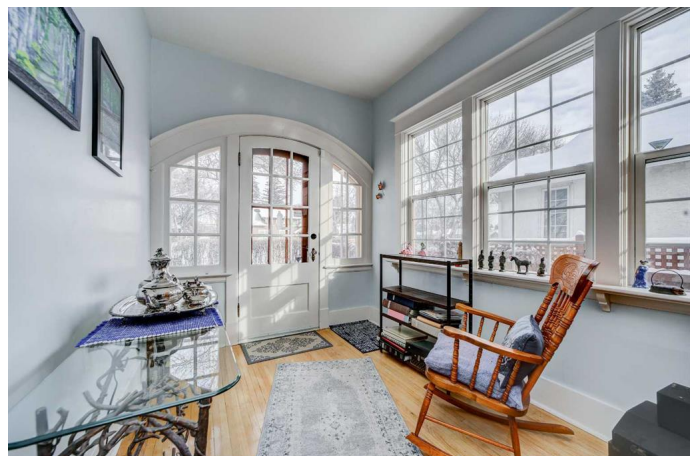
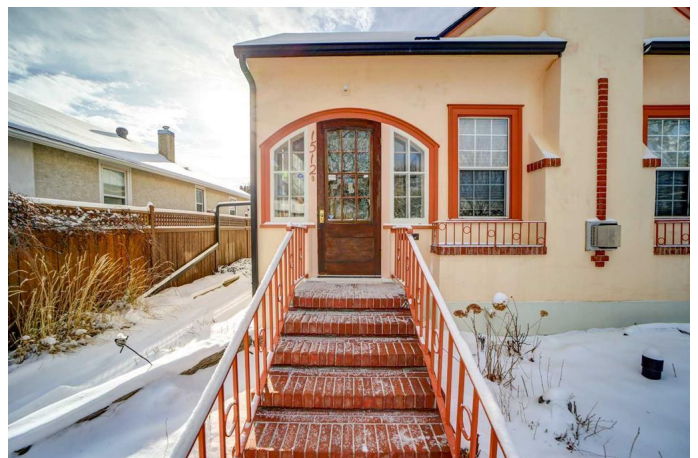
You will fall in love with this beautifully upgraded gingerbread cottage nestled in a private perennial garden. All the original charm has been retained, including the welcoming bright entryway, ten-foot ceilings, refinished hardwood flooring in the living and dining room, and a lovely new living room gas fireplace. There are 3 bedrooms (plus a new sunroom addition completed in 2022), a main bath with 5-foot walk in shower, and a kitchen with modern stainless-steel appliances, (new sink, back splash and countertops) to complete the 1363 ft² main floor. Downstairs development includes a large sitting room, 4-piece bath, and laundry utility room. The home is mechanically sound with upgraded plumbing, wiring, and heating/air conditioning. The attic and basement have been recently reinsulated and there is new vinyl plank flooring and new carpet through much of the home. There is a 2-car garage with electric heat and 220 wiring, a new 9â€™™ door, plus an attached greenhouse, and an additional parking pad. The yard is surrounded by mature shrubs and flowers, features paving stone pathways, and is nicely fenced. A real place to call home!

Built in 1930

Essential Information

MLS® # A2198275

Price \$440,000



Sold Price	\$428,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,363
Acres	0.14
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1512 6 Avenue S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1B1

Amenities

Parking Spaces	2
Parking	Additional Parking, Double Garage Detached

Interior

Interior Features	French Door
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 4th, 2025
Date Sold	April 3rd, 2025
Days on Market	30
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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