

# \$200,000 - 1707 5a Avenue N, Lethbridge

MLS® #A2228009

## \$200,000

3 Bedroom, 1.00 Bathroom, 801 sqft

Residential on 0.14 Acres

Westminster, Lethbridge, Alberta

What a terrific real estate investment opportunity in Lethbridge, Alberta! If you have the vision to build value and style, the possibilities are endless here. This post-war 1949 bungalow offers a super practical floor plan. On the main floor: there are 2 bedrooms, a 4-piece bath, and a bright living room and kitchen. There is a deck off the living room and a side entry just past the kitchen. In the basement: there is one bedroom (window may not meet egress), a small family room, an open laundry area with sink, plus two small storage rooms. A newer roof and hot water tank will help the budget too! Now ... check out the backyard on this HUGE lot with single detached garage! Location? The beautifully mature, tree-lined street speaks for itself. Lots of redevelopment happening in Westminster subdivision. Call your agent and check out this opportunity ASAP!

Built in 1949

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2228009  |
| Price          | \$200,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 801       |
| Acres          | 0.14      |
| Year Built     | 1949      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1707 5a Avenue N |
| Subdivision | Westminster      |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1H 0R1          |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Detached |
| # of Garages   | 1                                |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | See Remarks, Storage                 |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas              |
| Cooling           | None                                 |
| Has Basement      | Yes                                  |
| Basement          | Finished, Partial                    |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Other, Private Yard                          |
| Lot Description   | Back Lane, Back Yard, City Lot, Interior Lot |
| Roof              | Asphalt Shingle                              |
| Construction      | Stucco                                       |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 32             |
| Zoning         | R-L(W)         |

### Listing Details

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