

**2201 6 Avenue N  
Lethbridge, Alberta**

**MLS # A2247464**



**\$399,999**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,332 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Treed		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L(W)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** Shed, Greenhouse.

Welcome to this well-maintained 4 bed, 2 bath home offering 1,332 sq ft of comfortable living space, perfect for families, first-time buyers, or investors. This home is packed with features and room to grow! Enjoy year-round comfort with central A/C, and appreciate the energy efficiency and peace of mind that comes with a brand new hot water tank. The double detached garage and dedicated RV parking provide ample space for all your vehicles, toys, or storage needs. Outside, you'll find a fully fenced backyard complete with a shed, greenhouse, and a thriving garden — ideal for the green thumb in the family or those seeking a more self-sufficient lifestyle. The finished basement offers a large family room, a bedroom, bathroom, and kitchenette. There is potential for an illegal suite, making this an excellent opportunity for a mortgage helper or multi-generational living. Located in a family-friendly neighborhood close to schools, parks, and amenities, this home has everything you need and more!