

1614 5a Avenue N  
Lethbridge, Alberta

MLS # A2256796



**\$329,000**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	748 sq.ft.	<b>Age:</b>	1948 (77 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

Discover a solid and affordable detached home on Lethbridge's north side—just one block from Westminster Park and Pool! This property features an **\*\*illegal suite\*\*** offering great revenue potential, plus a detached garage for added convenience. Major upgrades have already been taken care of, including new roof shingles, a high-efficiency furnace, new siding and a number of updated PVC windows. The home has a sturdy build with no history of basement water issues, giving you peace of mind. Enjoy a private, treed yard that adds shade and character to the property. Whether you're a first-time buyer, investor, or someone looking for value in a great location, this home is a smart move.