



GRASSROOTS
REALTY GROUP

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**1620 2A Avenue N
Lethbridge, Alberta**

MLS # A2254755



\$285,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	981 sq.ft.	Age:	1905 (120 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: Garage shelves/workbench/light, Basement cabinet, Back bedroom wardrobe

This updated and affordable bungalow is nestled in the mature Westminster neighborhood of North Lethbridge. Offering two bedrooms and one full bathroom on the main level, this home has been refreshed with modern vinyl plank flooring, fresh paint, and an inviting layout that feels open and bright. The kitchen features timeless white cabinetry, granite-look countertops, and stainless steel appliances. At the front of the home, a spacious sunroom provides extra 3-season living space and works beautifully as an office, reading nook, or cozy front entry. The basement is partially framed with laundry and utility space, leaving room for future development or storage. Outside, the fully fenced backyard includes a single car garage, mature trees, a raised deck, and off-street parking. This property is centrally located near schools, parks, shopping, and amenities. It is move-in ready with quick possession available, offering great value for first-time buyers or investors.