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1614 5a Avenue N Lethbridge, Alberta

MLS # A2256796



\$289,000

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

Floors: Laminate, Linoleum	Sewer: -
Doof:	
Roof: Asphalt Shingle	Condo Fee: -
Basement: Full	LLD: -
Exterior: Vinyl Siding, Wood Frame	Zoning: R-L
Foundation: Poured Concrete	Utilities: -

Features: 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.