



1813 4 Avenue N
Lethbridge, Alberta

MLS # A2292321



\$350,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,008 sq.ft.	Age:	1949 (77 yrs old)
Beds:	4	Baths:	2
Garage:	Other, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Sump Pump(s)		

Inclusions: 2 x Fridge, Gas Stove, Hood Fan, Dishwasher, Washer, Dryer, Window Coverings, Central Vac & Attachments, Window A/C

Welcome to 1813 4 Avenue N, a well-located home on a quiet, tree-lined street just steps from Westminster School. With 4 bedrooms and 2 full bathrooms, this property offers a functional layout and flexible living space that may appeal to first-time buyers or those looking to invest. The main floor features a bright living room and dining area, a good-sized kitchen, two bedrooms including the primary, and a 4-piece bathroom. The layout is practical and comfortable, with a convenient back entrance providing access to the backyard and garage. The basement adds additional living space with two more spacious bedrooms, a renovated 3-piece bathroom, laundry and utility room, and a large flex or family room that can be used for recreation, a home office, or additional storage. Outside, the property includes a detached super single garage and a newer installed backyard fence. Set on a 50-foot-wide lot, the home offers both a backyard and a spacious side yard, providing plenty of room for outdoor activities, gardening, or space for kids and pets to play. Located close to schools, shopping, and everyday amenities, the home is also near Jock Palmer Park and Rideau Park, offering green space, playgrounds, and recreational areas nearby. Please view the video walkthrough in the links tab or on YouTube by searching for the home address; this is a home you'll want to experience in full.