



**1606 5 A Avenue N
Lethbridge, Alberta**

MLS # A2293541



\$339,900

Division:	Westminster		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	928 sq.ft.	Age:	1948 (78 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, Tankless Hot Water		

Inclusions: Washer, dryer, refrigerator, microwave, stove, dishwasher, shed, landscaping gravel, trampoline

Welcome to 1606 5A Avenue North in Lethbridge—a charming 1½ storey home situated on two spacious lots, offering plenty of outdoor space for families, pets, and future possibilities. This 3-bedroom, 1-bathroom home features brand new flooring throughout, giving the interior a fresh, updated feel. The bright living room showcases a beautiful bay window that fills the space with natural light and overlooks the front yard with a large mature tree, perfect for a tire swing or seasonal lights. The kitchen includes brand new appliances, featuring a gas stove and dishwasher, making it both functional and inviting. Major upgrades provide peace of mind, including the 2025 GAS hot water on demand, new shingles in 2022, a brand new 2025 furnace and central air conditioning for year-round comfort. The finished basement offers additional living space with a comfortable sitting area plus an extra room ideal for a home office, hobby room, or flex space. One of the main-floor bedrooms includes a built-in play area, which can be removed prior to possession if the buyer prefers a different use. Outside, the fully fenced backyard provides room for kids, pets, and entertaining. A storage shed is perfect for lawn and garden tools, and the seller is leaving a valuable supply of gravel ready for the new owner to customize the yard. A trampoline is also included if desired. Conveniently located near parks, schools, and shopping including Park Place Mall, this property offers space, updates, and flexibility in a great north-side location.