



2124 6A Avenue N  
Lethbridge, Alberta

MLS # A2303712



**\$299,900**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	890 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-L(W)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** NA

Located in the Westminster neighbourhood, this 3-bedroom, 1-bathroom bungalow offers a great opportunity for buyers looking for space, function, and future potential. With 889.71 sq ft above grade and additional basement space, there is room to make this home your own. The main floor features a large living room with original hardwood floors and a big picture window that brings in plenty of natural light. You'll also find 2 bedrooms, an updated 4-piece bathroom, and a bright kitchen with sliding doors leading to the backyard—perfect for easy indoor-outdoor access. The separate back entry provides added flexibility and access to both levels. Downstairs includes a family room, third bedroom, laundry area, and a large utility/storage space, giving you options to expand or customize to fit your needs. The south-facing backyard offers plenty of sunshine and space to create the outdoor setup you've been wanting. With back lane access and off-street parking—including room for an RV—there is also potential for a future garage if desired. Close to schools, parks, and amenities, this is a solid option for buyers looking to get into the market or invest in a property with long-term potential.