



1713 5 Avenue N
Lethbridge, Alberta

MLS # A2137157



\$290,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,260 sq.ft.	Age:	1949 (75 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Additional Parking, Alley Access, Single Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Subdivided		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Mixed	Zoning:	R-L(W)P
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in		

Inclusions: Fridge, stove, Washer, dryer, hoodfan, window coverings

Welcome to your next home sweet home! This charming 3-bedroom, 1-bathroom house sits on an expansive double lot, offering a wealth of possibilities for customization and expansion. With some TLC, this property can become the perfect home for your family or a fantastic investment opportunity. The massive double lot is a standout feature, offering abundant outdoor space for gardening, recreation, or future expansion. Inside, the home's layout has great potential. The kitchen and living spaces await your modern updates, with space for the whole family. For investors, this could be a golden opportunity. Located in a friendly neighborhood, the home is near schools, Westminster outdoor pool, parks, shopping centers, and public transportation.