



**1838 7 Avenue N  
Lethbridge, Alberta**

**MLS # A2144534**



**\$249,000**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	918 sq.ft.	<b>Age:</b>	1949 (75 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L(W)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Fridge, Stove, Hood Fan, Dishwasher, Window Coverings, Washer & Dryer, Shed

Welcome to 1838 7 Ave N, Lethbridge! This charming 3-bedroom, 1-bathroom bungalow is perfect for a small family or as a revenue property, currently generating \$1,400 monthly in rental income plus utilities. It is close to schools, parks, a recreational centre, bus routes, and shopping, making it an ideal location for convenience and ease of living. On the main floor, you'll find a bright living room with large windows that let in plenty of natural light, a combined kitchen and dining area, two cosy bedrooms, and a 4-piece bathroom. Some upgrades over the years include plumbing, electrical, water heater, wall insulation, flooring, bathroom with a jetted tub and tile floors, lighting, and kitchen cabinets. Downstairs, there is a lot of potential based on your preferences. It is partially finished and includes a large laundry room, an office/den, an additional bedroom, a storage room, and plumbing ready for a second bathroom. The open floor plan provides a bright and welcoming space that's ready for your finishing touches. Come see this lovely home and imagine making it your own. Please view the video walkthrough in the links tab or on YouTube by searching for the home address.