



1806 7 Avenue N
Lethbridge, Alberta

MLS # A2148727



\$175,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	590 sq.ft.	Age:	1942 (82 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Fridge, Stove, Washer/Dryer, Trampoline, Freezer

Welcome to this charming 2-bedroom, 1-bathroom home, nestled on a quiet street in Lethbridge. With 590 sq ft of cozy living space, this home is perfect for first-time buyers, investors, or your typical handyman. Recent updates ensure peace of mind and modern comfort. The electrical panel was updated to 100 amp in 2021. All new windows & doors in 2019, enhancing energy efficiency and curb appeal. Both the roof and furnace were replaced in 2010, providing long-term reliability. This home also offers a brand new water tank which was replaced in 2023. Finally, this property also includes a single detached garage, adding convenience and extra storage. Don't miss this opportunity to own this gem in a peaceful neighbourhood. Contact your favourite realtor today to schedule a viewing!