



2050 7th Avenue N  
Lethbridge, Alberta

MLS # A2203234



**\$234,900**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Attached-Side by Side, Townhouse		
<b>Size:</b>	829 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-37(W)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Tankless Hot Water, Vinyl Windows		

**Inclusions:** Fridge, stove, washer, dryer, all window coverings, 2 sheds

Discover this inviting townhouse duplex—a perfect choice for first-time buyers or savvy investors! Featuring 2 bedrooms and 1.5 baths, this home offers a comfortable and functional layout. A cozy family room in the basement provides extra living space, while the rear deck is ideal for relaxing or entertaining outdoors. The property boasts 2 storage sheds for added convenience, as well as a fenced yard for privacy and security. With on-demand hot water, modern living is made effortless. Enjoy the ease of rear parking for 3 vehicles and a walkway beside the home. Best of all, there are no condo fees—making this a fantastic opportunity to own in this desirable area. Whether you're looking for your first home or a revenue property, this townhouse duplex checks all the boxes. Don't miss out—schedule your showing today!