



**1708 2B Avenue N  
Lethbridge, Alberta**

**MLS # A2204705**



**\$375,000**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	848 sq.ft.	<b>Age:</b>	1952 (73 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L(W)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Separate Entrance		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, AC

Suite deal! Discover this beautifully refreshed 4-bedroom, 2-bathroom bungalow—a true standout for investors, first-time buyers, and growing families alike. Perfectly situated in a sought-after central location, this home places you just minutes from parks, schools, and shopping. Move-in ready and brimming with charm, it offers both comfort and practicality. Step inside to a sun-filled main level where natural light pours in, creating a warm and inviting atmosphere. The modernized kitchen and bathroom showcase sleek cabinetry, blending contemporary style with everyday functionality. Two good sized bedrooms and a main floor laundry area complete this level. A convenient side entrance leads to the spacious and bright 2-bedroom illegal basement suite—ideal for rental income, extended family, or guests. This lower-level retreat boasts a full kitchen and an open-concept living and dining area, perfect for entertaining or relaxation. Large windows and a second entrance through the laundry room create an inviting and private space. Outside, the fully fenced backyard is designed for both fun and function, featuring a fire pit area, an expansive deck for gatherings, and plenty of green space to enjoy. Parking is effortless with a single detached garage, additional shed storage and convenient alley access. Recent upgrades—including a newer roof, refreshed kitchen and main bath, brand-new AC, and updated flooring—ensure a stylish and low-maintenance living experience. Don't miss out on this exceptional home—schedule your showing today!