



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1514 7 Avenue N
Lethbridge, Alberta

MLS # A2208082



\$275,000

Division:	Westminster		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	897 sq.ft.	Age:	1949 (76 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Siding	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Shed

A charming 3-Bedroom Home in Westminster awaits... Welcome home to the heart of this Westminster neighbourhood! You will love this cozy 3-bed, 1-bath gem that offers a comfortable and convenient lifestyle, surrounded by parks, shopping, restaurants, schools, and a wealth of amenities. Step inside to find a main level that includes a bright kitchen with crisp white cabinetry, a spacious living room, a cozy dining area, a full bathroom, and a comfortable bedroom. Upstairs, you'll discover two additional bedrooms and extra storage space, perfect for all your needs. The large backyard is a private oasis, featuring a deck and patio that are perfect for soaking up the summer sun. With a single detached garage and extra outdoor parking spaces, there's plenty of room for your vehicles. This affordable home in a great location is ready to welcome you! Don't miss out—schedule your viewing today and make Westminster your new address!