

# \$200,000 - 1707 5a Avenue N, Lethbridge

MLS® #A2228009

## \$200,000

3 Bedroom, 1.00 Bathroom, 801 sqft

Residential on 0.14 Acres

Westminster, Lethbridge, Alberta

What a terrific real estate investment opportunity in Lethbridge, Alberta! If you have the vision to build value and style, the possibilities are endless here. This post-war 1949 bungalow offers a super practical floor plan. On the main floor: there are 2 bedrooms, a 4-piece bath, and a bright living room and kitchen. There is a deck off the living room and a side entry just past the kitchen. In the basement: there is one bedroom (window may not meet egress), a small family room, an open laundry area with sink, plus two small storage rooms. A newer roof and hot water tank will help the budget too! Now ... check out the backyard on this HUGE lot with single detached garage! Location? The beautifully mature, tree-lined street speaks for itself. Lots of redevelopment happening in Westminster subdivision. Call your agent and check out this opportunity ASAP!

Built in 1949

## Essential Information

MLS® #	A2228009
Price	\$200,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	801
Acres	0.14
Year Built	1949



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1707 5a Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0R1

### Amenities

Parking Spaces	2
Parking	Driveway, Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks, Storage
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

### Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	25
Zoning	R-L(W)

### Listing Details

Listing Office

RE/MAX REAL ESTATE - LETHBRIDGE

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