

# \$174,900 - 1411 3 Avenue N, Lethbridge

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MLS® #A2258704

## \$174,900

3 Bedroom, 1.00 Bathroom, 1,130 sqft

Residential on 0.14 Acres

Westminster, Lethbridge, Alberta

Here is a great opportunity for first time home buyer, or investor. This 3 bedroom home comes with updated furnace, hot water on demand, central air, 100 amp service. It is in a great central location located to all amenities. Call your favorite realtor today to view.

Built in 1906

### Essential Information

MLS® #	A2258704
Price	\$174,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,130
Acres	0.14
Year Built	1906
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1411 3 Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0J2



## Amenities

Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Unfinished, Partial

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 19th, 2025
Days on Market	1
Zoning	R-L

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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