

# \$199,000 - 1803 5a Avenue N, Lethbridge

MLS® #A2262050

**\$199,000**

2 Bedroom, 1.00 Bathroom, 684 sqft

Residential on 0.11 Acres

Westminster, Lethbridge, Alberta

This is how you get into home ownership, great first home or rental with lot's of value and potential to improve. This 2 bedroom 1 full bathroom home is in great shape, sits on a large corner lot with future development potential. Mechanically the furnace has been upgraded and the hot water tank is newer as well, with an upgraded electrical panel. With 20% down this property will have a mortgage payment of around \$850/month so the rent will easily create a profit right away, great way to start. Call and book a showing with your real estate professional today.

Built in 1950

## Essential Information

MLS® #	A2262050
Price	\$199,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	684
Acres	0.11
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	1803 5a Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0R2

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Wood Windows
Appliances	Electric Oven, Refrigerator, Washer/Dryer
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	October 3rd, 2025
Days on Market	2
Zoning	R-L(W)

### Listing Details

Listing Office	Grassroots Realty Group
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