

\$280,000 - 2139 5 Avenue N, Lethbridge

MLS® #A2269300

\$280,000

4 Bedroom, 2.00 Bathroom, 625 sqft

Residential on 0.10 Acres

Westminster, Lethbridge, Alberta

Looking for the perfect income-generating property? This fully vacant, illegally suited home is a rare find! Located just steps from transit, popular dining spots, and essential amenities, this property offers unbeatable convenience and investment potential.

Two completely separate areas, each with:
2 bedrooms
1 full bathroom
Bright living room
Full kitchen
Private, independent entrance

Expansive backyard with ample parking space or the potential to build a garage for even more revenue

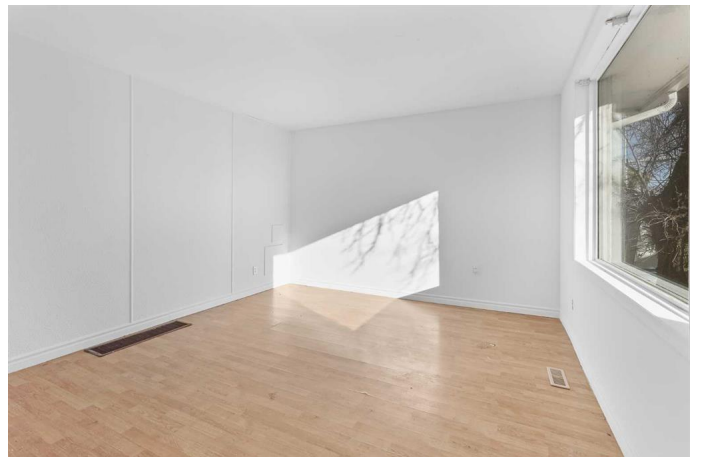
Prime location near transit and daily conveniences

Immediate rental income potential to pick your own tenants with both areas being move-in ready and vacant!

Whether you're a seasoned investor or a first-time buyer looking to offset your mortgage, this property is a smart move. Don't miss out on this income-generating gem!

Built in 1954

Essential Information



MLS® #	A2269300
Price	\$280,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	625
Acres	0.10
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	2139 5 Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0N5

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Water Connected, Cable Available, Phone Available, Sewer Connected
Parking Spaces	5
Parking	Off Street, RV Access/Parking

Interior

Interior Features	Separate Entrance, Vinyl Windows
Appliances	Refrigerator, Stove(s)
Heating	Boiler, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot, Street Lighting, Yard Lights

Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Block

Additional Information

Date Listed	November 5th, 2025
Days on Market	1
Zoning	R-L

Listing Details

Listing Office	Onyx Realty Ltd.
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