

# \$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	Single Garage Detached, Driveway
# 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	22
Zoning	R-L(W)

### Listing Details

Listing Office

RE/MAX REAL ESTATE - LETHBRIDGE

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.