

# \$340,000 - 1407 6a Avenue N, Lethbridge

MLS® #A2219445

## \$340,000

3 Bedroom, 2.00 Bathroom, 916 sqft

Residential on 0.12 Acres

Westminster, Lethbridge, Alberta

This super cute and well maintained bungalow has good sized 2 bedrooms on the main level and a 1 bedroom illegal basement suite which was rented as an Airbnb. Updates over the years include windows, paint flooring, roof, furnace, and HWT. The fully fenced yard is partitioned off for the upper and lower suite privacy. There is lots of off street parking including a double parking pad which is accessed from the back alley. Located in a quiet street close to schools and shopping. This home has excellent potential for extra rental revenue. or live up and rent down. Book you showing with a Realtor today.

Built in 1952

## Essential Information

MLS® #	A2219445
Price	\$340,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	916
Acres	0.12
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	1407 6a Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0V9

### **Amenities**

Parking Spaces	3
Parking	Alley Access, Off Street, See Remarks

### **Interior**

Interior Features	Laminate Counters
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	15
Zoning	R-L(W)

### **Listing Details**

Listing Office	SUTTON GROUP - LETHBRIDGE
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.