

# \$347,000 - 1505 6a Avenue N, Lethbridge

MLS® #A2244060

**\$347,000**

6 Bedroom, 2.00 Bathroom, 1,375 sqft

Residential on 0.14 Acres

Westminster, Lethbridge, Alberta

This large 6 bedroom brick bungalow is ideal for the busy family. Most of the bedrooms are spacious with lots of built in storage. There is Main Floor laundry as well as additional laundry in the basement, making it Ideal for large family convenience or as an investment property. Located on a quiet street with a spacious front and back yard, separate basement entry and an older detached super single garage.

Upgrades include; furnace, hot water tank, a new roof in 2020, new kitchen, paint and new flooring throughout the home. Bring your finishing ideas to make this home your own.

Built in 1945

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244060    |
| Price          | \$347,000   |
| Bedrooms       | 6           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,375       |
| Acres          | 0.14        |
| Year Built     | 1945        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                  |
|-------------|------------------|
| Address     | 1505 6a Avenue N |
| Subdivision | Westminster      |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1H 0V9          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                  |
|-------------------|----------------------------------|
| Interior Features | Laminate Counters                |
| Appliances        | Dishwasher, Dryer, Washer        |
| Heating           | Forced Air, Natural Gas, None    |
| Cooling           | None                             |
| Fireplaces        | None                             |
| Has Basement      | Yes                              |
| Basement          | Finished, Full, Walk-Up To Grade |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard          |
| Lot Description   | Back Lane, Landscaped |
| Roof              | Flat Torch Membrane   |
| Construction      | Brick                 |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 50               |
| Zoning         | R-L (W)          |

### Listing Details

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

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