

# \$449,900 - 2503 5a Avenue N, Lethbridge

MLS® #A2247147

**\$449,900**

4 Bedroom, 2.00 Bathroom, 1,372 sqft

Residential on 0.16 Acres

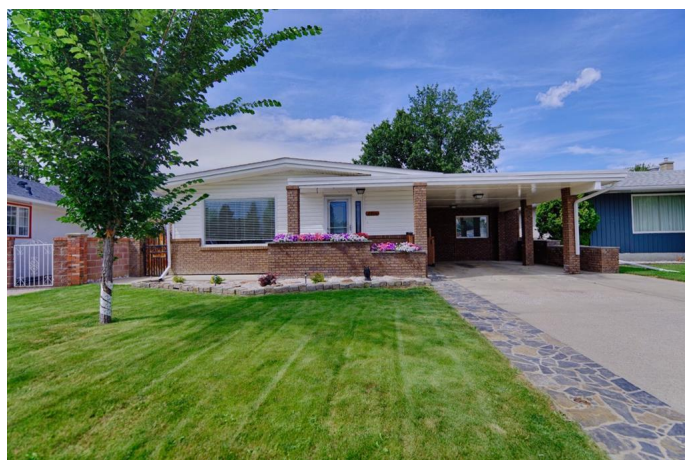
Majestic Place, Lethbridge, Alberta

Welcome to 2503 5A Ave! Step into this beautifully renovated and very well maintained 4-bedroom home in a great neighbourhood that's truly perfect for family living. Over the years, thoughtful updates have created a modern, welcoming space, featuring an open-concept layout and a newer kitchen designed for both style and functionality. Stay cool all summer with central A/C and enjoy the peace of mind of a home that needs absolutely nothing—just move in and start making memories. The spacious, fun-filled family room is a true highlight, complete with a ceiling light feature that sets the mood for cozy nights or lively gatherings. Outside, the big backyard offers endless opportunities for play, gardening, and entertaining, while great parking out front ensures convenience for you and your guests. All this is just a 5-minute drive to Walmart and a variety of other amenities, making convenience part of your everyday life. This home has it all—updates, comfort, location, and charm! Don't wait and call your favourite REALTOR® today!

Built in 1962

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2247147  |
| Price     | \$449,900 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 1,372       |
| Acres          | 0.16        |
| Year Built     | 1962        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2503 5a Avenue N |
| Subdivision | Majestic Place   |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1H 0R6          |

### Amenities

|                |         |
|----------------|---------|
| Parking Spaces | 4       |
| Parking        | Carport |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, See Remarks, Separate Entrance                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                                                       |
| Cooling           | Central Air                                                                      |
| Fireplace         | Yes                                                                              |
| # of Fireplaces   | 1                                                                                |
| Fireplaces        | Gas                                                                              |
| Has Basement      | Yes                                                                              |
| Basement          | Finished, Full                                                                   |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Other                                                          |
| Lot Description   | Back Lane, Back Yard, Landscaped, See Remarks, Street Lighting |
| Roof              | Asphalt Shingle                                                |
| Construction      | Brick                                                          |
| Foundation        | Poured Concrete                                                |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 30               |
| Zoning         | R-L              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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.