

# \$329,000 - 1614 5a Avenue N, Lethbridge

MLS® #A2256796

## \$329,000

3 Bedroom, 2.00 Bathroom, 748 sqft

Residential on 0.11 Acres

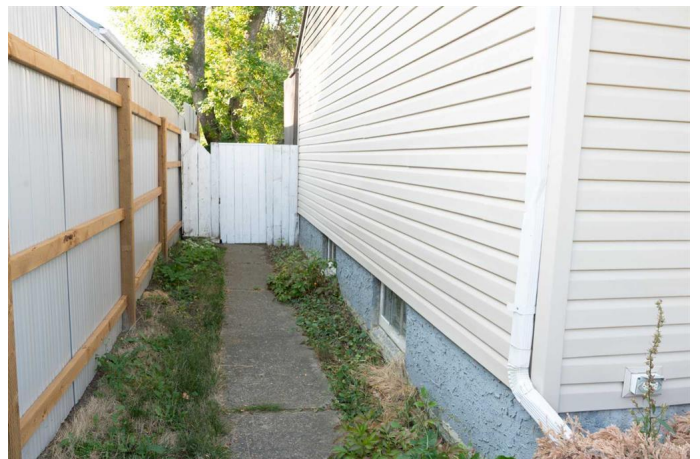
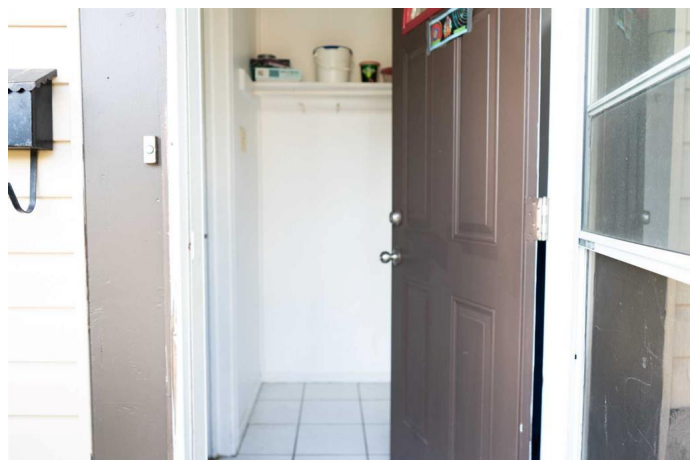
Westminster, Lethbridge, Alberta

Discover a solid and affordable detached home on Lethbridge's north side—just one block from Westminster Park and Pool! This property features an **\*\*illegal suite\*\*** offering great revenue potential, plus a detached garage for added convenience. Major upgrades have already been taken care of, including new roof shingles, a high-efficiency furnace, new siding and a number of updated PVC windows. The home has a sturdy build with no history of basement water issues, giving you peace of mind. Enjoy a private, treed yard that adds shade and character to the property. Whether you're a first-time buyer, investor, or someone looking for value in a great location, this home is a smart move.

Built in 1948

### Essential Information

MLS® #	A2256796
Price	\$329,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	748
Acres	0.11
Year Built	1948
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1614 5a Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0P4

### Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	No Smoking Home
Appliances	Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

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

### Additional Information

Date Listed	September 12th, 2025
Days on Market	1
Zoning	R-L

### Listing Details

Listing Office	Lethbridge Real Estate.com
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