# \$280,000 - 2139 5 Avenue N, Lethbridge

MLS® #A2269300

### \$280,000

4 Bedroom, 2.00 Bathroom, 625 sqft Residential on 0.10 Acres

Westminster, Lethbridge, Alberta

Looking for the perfect income-generating property? This fully vacant, illegally suited home is a rare find! Located just steps from transit, popular dining spots, and essential amenities, this property offers unbeatable convenience and investment potential.

Two completely separate areas, each with:
2 bedrooms
1 full bathroom
Bright living room
Full kitchen
Private, independent entrance

Expansive backyard with ample parking space or the potential to build a garage for even more revenue

Prime location near transit and daily conveniences

Immediate rental income potential to pick your own tenants with both areas being move-in ready and vacant!

Whether you're a seasoned investor or a first-time buyer looking to offset your mortgage, this property is a smart move.

Don't miss out on this income-generating gem!

Built in 1954

#### **Essential Information**







MLS® # A2269300 Price \$280,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 625

Acres 0.10

Year Built 1954

Type Residential
Sub-Type Detached
Style Bi-Level

Status Active

## **Community Information**

Address 2139 5 Avenue N

Subdivision Westminster
City Lethbridge
County Lethbridge
Province Alberta

Postal Code T1J 0N5

#### **Amenities**

Utilities Electricity Connected, Natural Gas Connected, Garbage Collection,

Water Connected, Cable Available, Phone Available, Sewer Connected

Parking Spaces 5

Parking Off Street, RV Access/Parking

## Interior

Interior Features Separate Entrance, Vinyl Windows

Appliances Refrigerator, Stove(s)
Heating Boiler, Natural Gas

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Entrance, Storage

Lot Description Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot, Street

Lighting, Yard Lights

Roof Asphalt Shingle

Construction Wood Siding

Foundation Block

## **Additional Information**

Date Listed November 5th, 2025

Days on Market 1

Zoning R-L

# **Listing Details**

Listing Office Onyx Realty Ltd.

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