

# \$300,000 - 1609 5 Avenue, Lethbridge

MLS® #A2196757

**\$300,000**

3 Bedroom, 2.00 Bathroom, 1,288 sqft  
Residential on 0.15 Acres

Westminster, Lethbridge, Alberta

Take a look at this charming bungalow situated just across from Westminster outdoor pool! This home features 3 bedrooms plus a spacious den, and the lot is massive, featuring a brand new deck and fence, a detached garage, and ample off-street parking. In recent years this home has seen new windows and doors, paint, an updated hot water tank and electrical, plenty of storage, and a 100 year old heritage Crimson Maple tree out front. The home has an open concept upstairs, and the basement has been recently modernized, perfect for guests or a growing family. The backyard is a childhood dream, with plenty of space to run around or host a summer BBQ. This home has seen care by its owners and is ready for its next family to move in and make it home. Contact your favorite REALTOR® to book a showing!

Built in 1930

## Essential Information

MLS® #	A2196757
Price	\$300,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,288
Acres	0.15
Year Built	1930



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1609 5 Avenue
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H0N2

### **Amenities**

Parking Spaces	6
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Garden
Lot Description	Back Lane, Back Yard, Landscaped, Garden
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 1st, 2025
Days on Market	11
Zoning	R-L(W)P

### **Listing Details**

Listing Office

2 PERCENT REALTY

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.