

# \$400,000 - 1914 7a Avenue N, Lethbridge

MLS® #A2217614

**\$400,000**

4 Bedroom, 2.00 Bathroom, 1,077 sqft

Residential on 0.07 Acres

Westminster, Lethbridge, Alberta

Spacious Half Duplex with Walk-Up Basement & Central A/C!

This bright and well-maintained 4-bedroom, 2-bath half duplex offers a functional open-concept layout with vinyl plank flooring throughout the main level. The kitchen is equipped with a large island, stainless steel appliances, and an oversized walk-in pantry—ideal for both everyday living and entertaining. A skylight brings in plenty of natural light to the spacious dining area.

The main floor includes two bedrooms, including a generous primary suite with a walk-in closet and direct access to the back deck. A full 4-piece bathroom completes the level.

Downstairs features a fully finished walk-up basement with a massive family room, two additional bedrooms, another full bathroom, and a dedicated laundry room. Enjoy year-round comfort with central A/C for heating and cooling. Located in a family-friendly area with multiple parks nearby and within walking distance to local amenities. A great opportunity for comfortable living in a desirable neighborhood!

Built in 2016

## Essential Information

MLS® #

A2217614



Price	\$400,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,077
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	1914 7a Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0Z1

### Amenities

Parking	Off Street
---------	------------

### Interior

Interior Features	High Ceilings, Kitchen Island, Pantry, Separate Entrance, Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Gazebo
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 4th, 2025
Days on Market	1
Zoning	R-L

## **Listing Details**

Listing Office	MaxWell Canyon Creek
----------------	----------------------

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.