

# \$182,000 - 1706 7 Avenue N, Lethbridge

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MLS® #A2244810

## \$182,000

3 Bedroom, 2.00 Bathroom, 1,176 sqft

Residential on 0.10 Acres

Westminster, Lethbridge, Alberta

3 Bedroom, 1.5 Bath Fixer-Upper with Garage

This is a major project property ready for a full renovation. The home offers 3 bedrooms, 1.5 baths, and a full unfinished basement. A single-car garage is located at the back of the property.

Condition: The house needs extensive work, including a new roof, windows, flooring, kitchen, and bathrooms. The electrical system is outdated, with only 60 amp service and active knob-and-tube wiring connected to basement lighting.

Other Details: Tenants are currently in place on a month-to-month basis. The yard is filled with various items and will require clean-up.

If you're looking for a property to completely rehab from top to bottom, this is an opportunity to bring new life to a worn-down home.

Built in 1910

## Essential Information

MLS® #	A2244810
Price	\$182,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	1,176
Acres	0.10
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	1706 7 Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0Y5

### Amenities

Parking Spaces	2
Parking	Garage Faces Rear, Off Street, Parking Pad
# of Garages	1

### Interior

Interior Features	Master Downstairs
Appliances	Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Level, Rectangular Lot, Street Lighting, City Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 1st, 2025
Days on Market	2
Zoning	R-L(W)P

## **Listing Details**

Listing Office	eXp Realty of Canada
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