

# \$349,000 - 1311 3 A Avenue N, Lethbridge

MLS® #A2251988

**\$349,000**

3 Bedroom, 2.00 Bathroom, 804 sqft

Residential on 0.10 Acres

Westminster, Lethbridge, Alberta

Welcome to this north Lethbridge suited home. Offering comfortable living for families, a mortgage helper, or maybe you're looking to invest in a revenue property in this thriving city! This home features a 2 bedroom suite upstairs and an additional one bedroom illegal suite downstairs.

The main level is bright and inviting, with large windows facing south, to allow the sunshine to fill your main living areas. With the large windows in the basement, the lower suite has plenty of bright, natural light as well! Recent upgrades include downstairs bathroom & flooring, some interior & exterior paint, some light fixtures. You'll appreciate the convenience of a single garage, offering extra storage or shelter for your vehicle. This home is ideally located, just a stone's throw from local schools and shopping, making it easy to run errands or drop the kids off at school. Whether you're looking for a starter home, to downsize, or an investment property, this one offers great value in a great location!

Built in 1953

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2251988  |
| Price      | \$349,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 804         |
| Acres          | 0.10        |
| Year Built     | 1953        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1311 3 A Avenue N |
| Subdivision | Westminster       |
| City        | Lethbridge        |
| County      | Lethbridge        |
| Province    | Alberta           |
| Postal Code | T1H 0A1           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Ceiling Fan(s), See Remarks                       |
| Appliances        | Dryer, Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                        |
| Cooling           | Wall/Window Unit(s)                               |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full, Suite                             |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Back Yard, Front Yard, See Remarks |
| Roof              | Asphalt Shingle                    |
| Construction      | Vinyl Siding, Wood Siding          |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 16                |

ZoningR-L(W)

Listing Details

Listing OfficeCIR REALTY

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