

\$329,000 - 1614 5a Avenue N, Lethbridge

MLS® #A2256796

\$329,000

3 Bedroom, 2.00 Bathroom, 748 sqft

Residential on 0.11 Acres

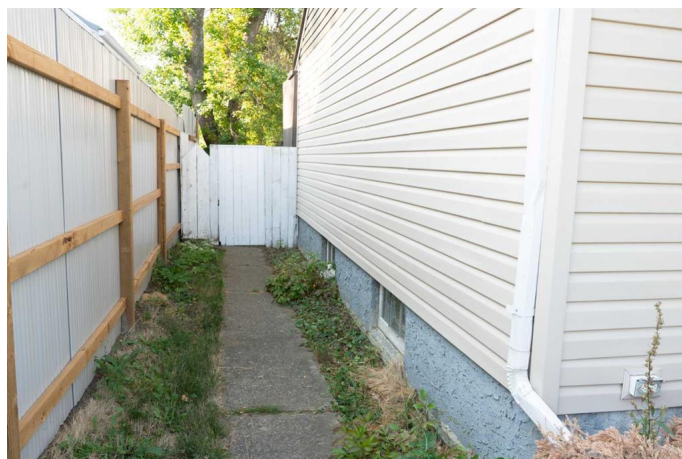
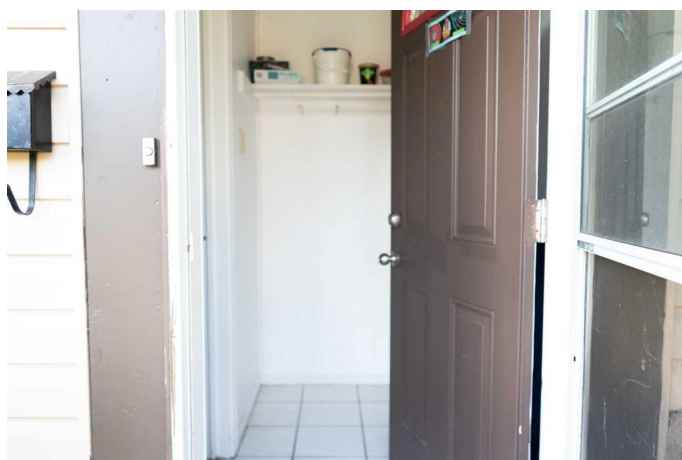
Westminster, Lethbridge, Alberta

Discover a solid and affordable detached home on Lethbridge's north side—just one block from Westminster Park and Pool! This property features an ****illegal suite**** offering great revenue potential, plus a detached garage for added convenience. Major upgrades have already been taken care of, including new roof shingles, a high-efficiency furnace, new siding and a number of updated PVC windows. The home has a sturdy build with no history of basement water issues, giving you peace of mind. Enjoy a private, treed yard that adds shade and character to the property. Whether you're a first-time buyer, investor, or someone looking for value in a great location, this home is a smart move.

Built in 1948

Essential Information

MLS® #	A2256796
Price	\$329,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	748
Acres	0.11
Year Built	1948
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1614 5a Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0P4

Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	No Smoking Home
Appliances	Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Zoning	R-L

Listing Details

Listing Office	Lethbridge Real Estate.com
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