\$359,000 - 2003 2 Avenue N, Lethbridge

MLS® #A2204163

\$359,000

4 Bedroom, 2.00 Bathroom, 773 sqft Residential on 0.13 Acres

Westminster, Lethbridge, Alberta

INVESTORS TAKE NOTE! This beautifully upgraded home offers 4 bedrooms, 2 bathrooms, and a non-conforming suite with a separate entrance, making it a fantastic opportunity for investors, first-time buyers, or young families. Situated on a desirable corner lot with a detached single garage, it has more than enough room to add an additional garage or carriage house for increased revenue, and still plenty of parking! This property could be subdivided or potentially re-zoned (with permission) and utilized for a bigger project for the savvy investor. This home is in a prime central location. You're just moments away from shopping, parks, schools, and other amenities. Recent upgrades include durable vinyl flooring upstairs and down, fresh paint, new secure fencing, doors, all new appliances on the main level, new washer, among many other improvements. With its move-in-ready appeal and incredible potential, this home is a must-see! Contact your favorite REALTOR® today to book a showing!

Built in 1950

Essential Information

MLS® # A2204163 Price \$359,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2







Square Footage 773
Acres 0.13
Year Built 1950

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 2003 2 Avenue N

Subdivision Westminster
City Lethbridge
County Lethbridge

Province Alberta
Postal Code T1H 0B8

Amenities

Parking Spaces 1

Parking Single Garage Detached

of Garages 1

Interior

Interior Features Separate Entrance

Appliances Dishwasher, Microwave, Refrigerator, Stove(s)

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Suite

Exterior

Exterior Features Private Yard
Lot Description Corner Lot
Roof Asphalt

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 2nd, 2025

Days on Market 21

Zoning R-L(W)

Listing Details

Listing Office Century 21 Foothills South Real Estate

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