

# \$479,000 - 2002 6 Avenue S, Lethbridge

MLS® #A2201729

## \$479,000

4 Bedroom, 2.00 Bathroom, 1,392 sqft

Residential on 0.14 Acres

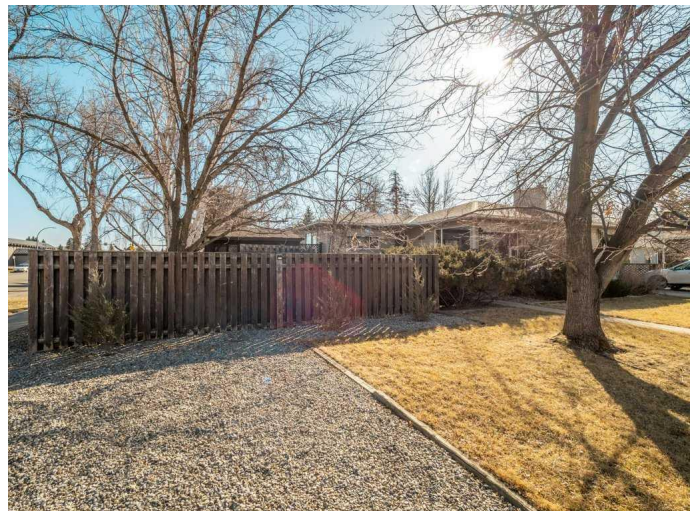
Victoria Park, Lethbridge, Alberta

This beautifully maintained 1,398 sq. ft. bungalow on a large corner lot offers charm, modern updates, and an unbeatable location near Henderson Park, an outdoor water park, a scenic lake with walking paths, and schools. Featuring 2+2 bedrooms and 2 bathrooms, the home boasts crown molding, barn doors, hardwood floors, a cozy gas fireplace, and a chair lift for accessibility. Large newer windows fill the space with natural light, while recent upgrades include a new roof (2022). Enjoy the convenience of both an attached and newer detached garage, along with a beautifully landscaped backyard and a covered sitting area, perfect for relaxation. This move-in-ready home blends comfort and style—schedule your viewing today!

Built in 1952

### Essential Information

MLS® #	A2201729
Price	\$479,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,392
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

### Community Information

Address	2002 6 Avenue S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1C1

### Amenities

Parking Spaces	6
Parking	Carport, Concrete Driveway, Garage Faces Rear, Parking Pad, Single Garage Detached
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Crown Molding, French Door, Dry Bar
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room, Mantle, Tile, Decorative
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot, Front Yard, Landscaped, Low Maintenance Landscape, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 12th, 2025
Days on Market	55

Zoning R-L

## Listing Details

Listing Office 2 PERCENT REALTY

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