

# \$289,000 - 1327 5a Avenue N, Lethbridge

MLS® #A2229015

## \$289,000

4 Bedroom, 1.00 Bathroom, 911 sqft

Residential on 0.11 Acres

Westminster, Lethbridge, Alberta

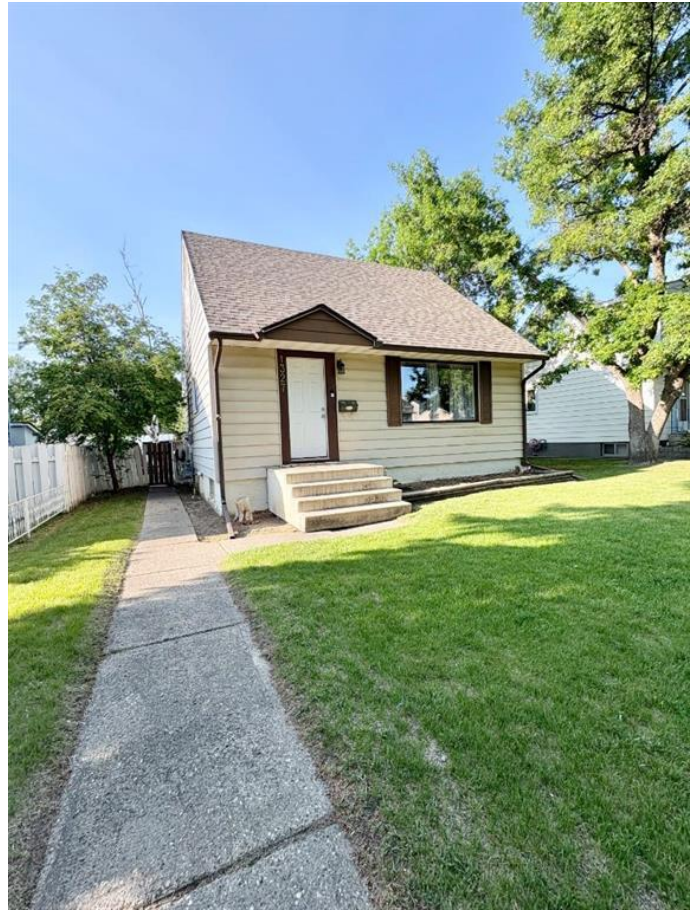
This 4 bedroom, 1 bathroom home has been lovingly updated over the years, with the most recent updates being the roof (2019), hot water tank (2024), bathroom (2024), windows (upper bedrooms & bathroom 2025, others prior years), doors (2023), deck (2022), and carpet downstairs (2023).

The floor plan allows for natural light to flood the main living area, creating an inviting atmosphere. French doors off the dining room allow for a nice view of the yard during family dinners! This adorable home is situated on a large lot, allowing plenty of space for a large garage (with city approval) in the future and you'll still have a very good size yard. This great starter home is within walking distance to schools, parks, swimming and shopping!

Built in 1949

## Essential Information

MLS® #	A2229015
Price	\$289,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	911
Acres	0.11
Year Built	1949
Type	Residential
Sub-Type	Detached



Style	1 and Half Storey
Status	Active

### Community Information

Address	1327 5a Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0P7

### Amenities

Parking	None
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### Interior

Interior Features	See Remarks, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Private, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 5th, 2025
Days on Market	7
Zoning	R-L(W)

### Listing Details

Listing Office	CIR REALTY
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