

# \$363,000 - 1505 6a Avenue N, Lethbridge

MLS® #A2244060

**\$363,000**

6 Bedroom, 2.00 Bathroom, 1,375 sqft

Residential on 0.14 Acres

Westminster, Lethbridge, Alberta

This large 6 bedroom brick bungalow is ideal for the busy family. Most of the bedrooms are spacious with lots of built in storage. There is Main Floor laundry as well as additional laundry in the basement, making it Ideal for large family convenience or as an investment property. Located on a quiet street with a spacious front and back yard, separate basement entry and an older detached super single garage.

Upgrades include; furnace, hot water tank, a new roof in 2020, new kitchen, paint and new flooring throughout the home. Bring your finishing ideas to make this home your own.

Built in 1945

## Essential Information

MLS® #	A2244060
Price	\$363,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,375
Acres	0.14
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	1505 6a Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0V9

### Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Dryer, Washer
Heating	Forced Air, Natural Gas, None
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped
Roof	Flat Torch Membrane
Construction	Brick
Foundation	Poured Concrete

### Additional Information

Date Listed	August 1st, 2025
Days on Market	1
Zoning	R-L (W)

### Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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