

# \$349,000 - 1311 3 A Avenue N, Lethbridge

MLS® #A2251988

**\$349,000**

3 Bedroom, 2.00 Bathroom, 804 sqft

Residential on 0.10 Acres

Westminster, Lethbridge, Alberta

Welcome to this north Lethbridge suited home. Offering comfortable living for families, a mortgage helper, or maybe you're looking to invest in a revenue property in this thriving city! This home features a 2 bedroom suite upstairs and an additional one bedroom illegal suite downstairs.

The main level is bright and inviting, with large windows facing south, to allow the sunshine to fill your main living areas. With the large windows in the basement, the lower suite has plenty of bright, natural light as well! Recent upgrades include downstairs bathroom & flooring, some interior & exterior paint, some light fixtures. You'll appreciate the convenience of a single garage, offering extra storage or shelter for your vehicle. This home is ideally located, just a stone's throw from local schools and shopping, making it easy to run errands or drop the kids off at school. Whether you're looking for a starter home, to downsize, or an investment property, this one offers great value in a great location!

Built in 1953

## Essential Information

MLS® #	A2251988
Price	\$349,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	804
Acres	0.10
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1311 3 A Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0A1

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Wall/Window Unit(s)
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

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

### **Additional Information**

Date Listed	August 27th, 2025
Days on Market	10

Zoning R-L(W)

## **Listing Details**

Listing Office CIR REALTY

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