

# \$375,000 - 1708 2b Avenue N, Lethbridge

MLS® #A2204705

**\$375,000**

4 Bedroom, 2.00 Bathroom, 848 sqft

Residential on 0.11 Acres

Westminster, Lethbridge, Alberta

Suite deal! Discover this beautifully refreshed 4-bedroom, 2-bathroom bungalow—a true standout for investors, first-time buyers, and growing families alike. Perfectly situated in a sought-after central location, this home places you just minutes from parks, schools, and shopping. Move-in ready and brimming with charm, it offers both comfort and practicality. Step inside to a sun-filled main level where natural light pours in, creating a warm and inviting atmosphere. The modernized kitchen and bathroom showcase sleek cabinetry, blending contemporary style with everyday functionality. Two good sized bedrooms and a main floor laundry area complete this level. A convenient side entrance leads to the spacious and bright 2-bedroom illegal basement suite—ideal for rental income, extended family, or guests. This lower-level retreat boasts a full kitchen and an open-concept living and dining area, perfect for entertaining or relaxation. Large windows and a second entrance through the laundry room create an inviting and private space. Outside, the fully fenced backyard is designed for both fun and function, featuring a fire pit area, an expansive deck for gatherings, and plenty of green space to enjoy. Parking is effortless with a single detached garage, additional shed storage and convenient alley access. Recent upgrades—including a newer roof, refreshed kitchen and main bath, brand-new AC, and updated flooring—ensure a stylish and low-maintenance living



experience. Donâ€™t miss out on this exceptional homeâ€”schedule your showing today!

Built in 1952

**Essential Information**

MLS® #	A2204705
Price	\$375,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	848
Acres	0.11
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1708 2b Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0G9

**Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

**Interior**

Interior Features	See Remarks, Separate Entrance
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air

Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 21st, 2025
Days on Market	32
Zoning	R-L(W)

## Listing Details

Listing Office	eXp Realty of Canada
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