

# \$275,000 - 1514 7 Avenue N, Lethbridge

MLS® #A2208082

## \$275,000

3 Bedroom, 1.00 Bathroom, 897 sqft  
Residential on 0.13 Acres

Westminster, Lethbridge, Alberta

A charming 3-Bedroom Home in Westminster awaits...

Welcome home to the heart of this Westminster neighbourhood! You will love this cozy 3-bed, 1-bath gem that offers a comfortable and convenient lifestyle, surrounded by parks, shopping, restaurants, schools, and a wealth of amenities. Step inside to find a main level that includes a bright kitchen with crisp white cabinetry, a spacious living room, a cozy dining area, a full bathroom, and a comfortable bedroom. Upstairs, you'll discover two additional bedrooms and extra storage space, perfect for all your needs.

The large backyard is a private oasis, featuring a deck and patio that are perfect for soaking up the summer sun. With a single detached garage and extra outdoor parking spaces, there's plenty of room for your vehicles. This affordable home in a great location is ready to welcome you! Don't miss out—schedule your viewing today and make Westminster your new address!

Built in 1949

## Essential Information

MLS® #	A2208082
Price	\$275,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	897
Acres	0.13
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	1514 7 Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0Y2

### **Amenities**

Parking Spaces	2
Parking	Off Street, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Storage
Appliances	Electric Stove, Freezer, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 9th, 2025
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Days on Market	13
Zoning	R-L(W)

## **Listing Details**

Listing Office	Grassroots Realty Group
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