

# \$359,000 - 2003 2 Avenue N, Lethbridge

MLS® #A2204163

## \$359,000

4 Bedroom, 2.00 Bathroom, 773 sqft

Residential on 0.13 Acres

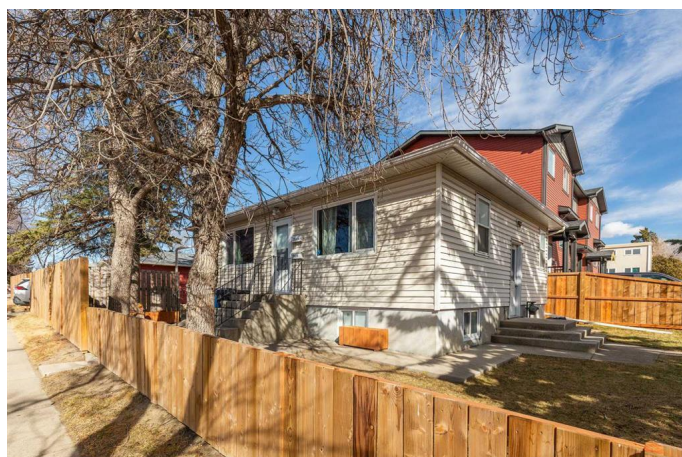
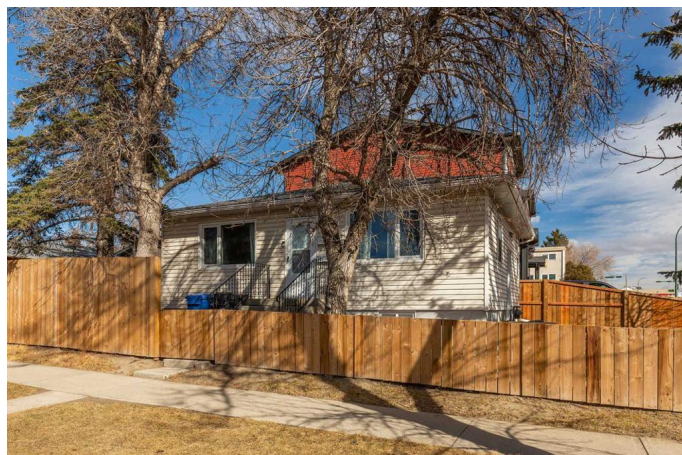
Westminster, Lethbridge, Alberta

**INVESTORS TAKE NOTE!** This beautifully upgraded home offers 4 bedrooms, 2 bathrooms, and a non-conforming suite with a separate entrance, making it a fantastic opportunity for investors, first-time buyers, or young families. Situated on a desirable corner lot with a detached single garage, it has more than enough room to add an additional garage or carriage house for increased revenue, and still plenty of parking! This property could be subdivided or potentially re-zoned (with permission) and utilized for a bigger project for the savvy investor. This home is in a prime central location. Youâ€™re just moments away from shopping, parks, schools, and other amenities. Recent upgrades include durable vinyl flooring upstairs and down, fresh paint, new secure fencing, doors, all new appliances on the main level, new washer, among many other improvements. With its move-in-ready appeal and incredible potential, this home is a must-see! Contact your favorite REALTOR® today to book a showing!

Built in 1950

## Essential Information

MLS® #	A2204163
Price	\$359,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	773
Acres	0.13
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2003 2 Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0B8

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 2nd, 2025
Days on Market	17

Zoning R-L(W)

## Listing Details

Listing Office Century 21 Foothills South Real Estate

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.