

# \$434,000 - 1832 7 Avenue N, Lethbridge

MLS® #A2215583

**\$434,000**

4 Bedroom, 3.00 Bathroom, 1,110 sqft

Residential on 0.17 Acres

Westminster, Lethbridge, Alberta

Step into this lovely large four-bedroom home that embraces a nice open plan, perfect for modern living and entertaining. The layout provides seamless transitions between the living, dining, and kitchen areas, creating an inviting atmosphere for family and guests. You will appreciate the spacious bedrooms. This home has nice large windows that allow for great natural light.

The beautiful front landscaping welcomes you with its rock garden, private patio area adding to the charm and character of this home. Plus, enjoy the convenience of a newly poured cement pad that enhances the home's entrance and allows for ample parking.

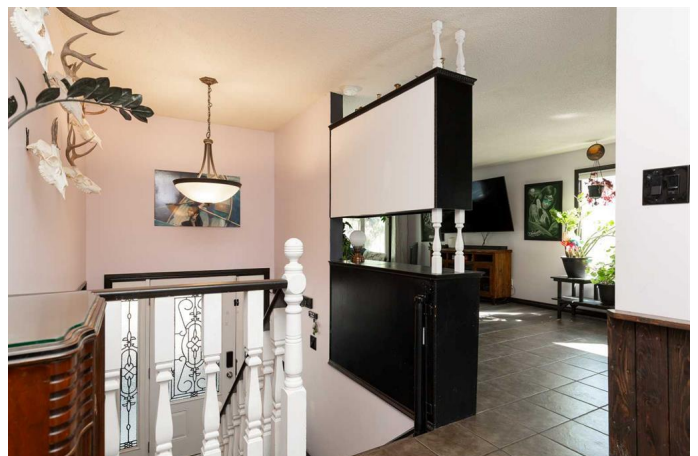
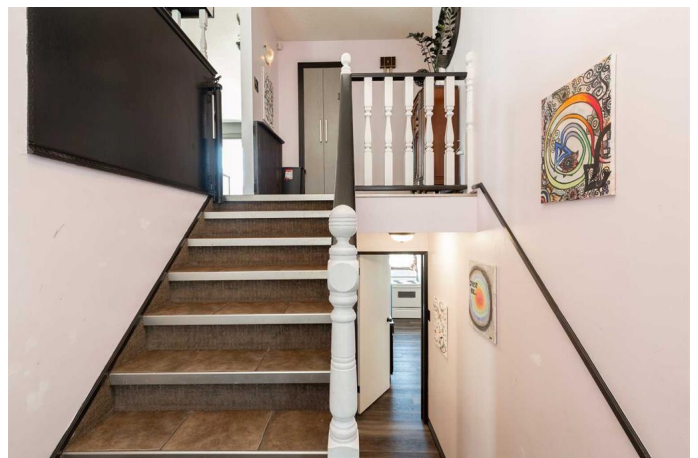
This home features a separate entryway in the basement with kitchen, living room with beautiful built book shelves, a bedroom and bath. Great for income generating or private illegal suite for your in-laws. There is also a large family room in the basement for the upstairs occupant.

This residence exudes great character and warmth. With thoughtful touches throughout, you'll appreciate the charm that sets this home apart from the ordinary.

Escape to your private backyard, ideal for relaxation and outdoor gatherings.

A large shed in the backyard offers excellent storage options for your gardening tools or outdoor equipment, keeping your space organized and clutter-free.

Also a extra long attached garage.



This home truly is a treasure! Whether you're seeking family space or a mortgage helper, it checks all the boxes. Donâ€™t miss out on making it yours!

Built in 1975

**Essential Information**

MLS® #	A2215583
Price	\$434,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,110
Acres	0.17
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	1832 7 Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0Y7

**Amenities**

Parking Spaces	1
Parking	Driveway, Single Garage Attached, Converted Garage
# of Garages	4

**Interior**

Interior Features	Laminate Counters, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	None
Lot Description	Back Lane, City Lot
Roof	Asphalt
Construction	Brick, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 28th, 2025
Days on Market	10
Zoning	R-L(W)

## Listing Details

Listing Office	Lethbridge Real Estate.com
----------------	----------------------------

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.