

# \$399,999 - 2201 6 Avenue N, Lethbridge

MLS® #A2247464

**\$399,999**

4 Bedroom, 2.00 Bathroom, 1,332 sqft

Residential on 0.13 Acres

Westminster, Lethbridge, Alberta

Welcome to this well-maintained 4 bed, 2 bath home offering 1,332 sq ft of comfortable living space, perfect for families, first-time buyers, or investors. This home is packed with features and room to grow! Enjoy year-round comfort with central A/C, and appreciate the energy efficiency and peace of mind that comes with a brand new hot water tank. The double detached garage and dedicated RV parking provide ample space for all your vehicles, toys, or storage needs. Outside, youâ€™™ll find a fully fenced backyard complete with a shed, greenhouse, and a thriving garden â€” ideal for the green thumb in the family or those seeking a more self-sufficient lifestyle. The finished basement offers a large family room, a bedroom, bathroom, and kitchenette. There is potential for an illegal suite, making this an excellent opportunity for a mortgage helper or multi-generational living. Located in a family-friendly neighborhood close to schools, parks, and amenities, this home has everything you need and more!

Built in 1959

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2247464  |
| Price      | \$399,999 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 1,332       |
| Acres          | 0.13        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2201 6 Avenue N |
| Subdivision | Westminster     |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1H 0V2         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                         |  |  |
|-------------------|---------------------------------------------------------------------------------------------------------|--|--|
| Interior Features | Separate Entrance, Storage, Vinyl Windows                                                               |  |  |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Garburator |  |  |
| Heating           | Central                                                                                                 |  |  |
| Cooling           | Central Air                                                                                             |  |  |
| Fireplace         | Yes                                                                                                     |  |  |
| # of Fireplaces   | 1                                                                                                       |  |  |
| Fireplaces        | Gas                                                                                                     |  |  |
| Has Basement      | Yes                                                                                                     |  |  |
| Basement          | Exterior Entry, Finished, Full                                                                          |  |  |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Garden, Private Yard, Storage |
| Lot Description   | Back Yard, Treed              |
| Roof              | Asphalt                       |
| Construction      | Stucco                        |
| Foundation        | Poured Concrete               |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 6                 |
| Zoning         | R-L(W)            |

## Listing Details

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|----------------------------------------|

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