

\$315,000 - 1708 2a Avenue N, Lethbridge

MLS® #A2257765

\$315,000

3 Bedroom, 2.00 Bathroom, 659 sqft

Residential on 0.07 Acres

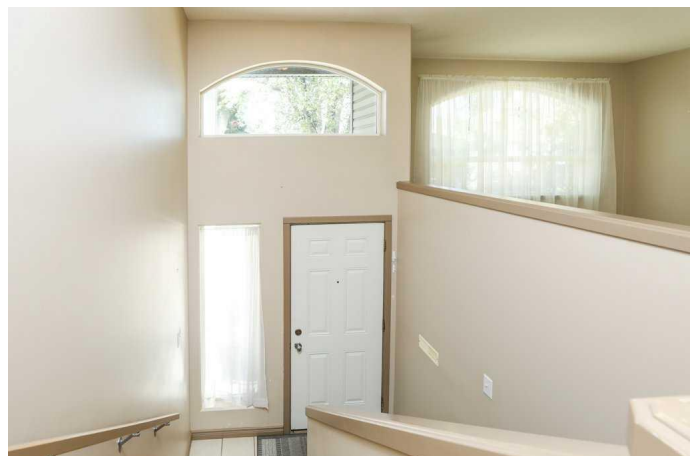
Westminster, Lethbridge, Alberta

Living in a true family home means never having to sacrifice—and this one is no exception. This inviting half duplex is located on a quaint, child-friendly one-way street in North Lethbridge, the kind of street where mature trees line both sides and create a canopy overhead, and where lot sizes haven't been compromised.

Built as an infill, this home offers the best of both worlds: a modern, open-concept layout combined with established landscaping, parks, and transit nearby. The main floor features a spacious living room that flows seamlessly into the dining area and family-sized kitchen—we dare you to try to use up all the counter and cabinet space it provides! BBQ nights are a breeze with the deck conveniently located just off the kitchen. This level also includes a handy 2-piece guest bathroom and much-needed storage space (a must have for anyone!).

The thoughtfully designed lower level keeps all three bedrooms together, so parents are never out of reach. Each bedroom is generously sized, giving kids room to grow. A full 4-piece bathroom and a convenient laundry area (no more hauling laundry upstairs!) are also located on this level. And yes—the primary bedroom easily fits your bed!

Parking is stress-free with the double rear parking pad. The recent updates throughout



the home will be noticed the moment you step inside.

Be sure to put this one on your list and book your showing todayâ€”before itâ€™s gone!

Built in 2004

Essential Information

MLS® #	A2257765
Price	\$315,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	659
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	1708 2a Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0G2

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Open Floorplan
Appliances	See Remarks
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	September 18th, 2025
Zoning	R-L

Listing Details

Listing Office	POWER BROKER Realty Inc.
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