$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	5
Zoning	R-L(W)

Listing Details

Listing Office	Century 21 Foothills South Real Estate

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