

2914 6 Avenue S
Lethbridge, Alberta

MLS # A2238950



\$377,770

Division:	Henderson Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,092 sq.ft.	Age:	1951 (74 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Garage Door Opener, Garage Faces Side, Off Street, See Remarks		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Siding	Zoning:	R-L
Foundation:	Slab	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: NA

Just steps from Henderson Lake, this well-maintained 2 bedroom, 1 bath bungalow offers comfortable, accessible living in one of Lethbridge's most sought after neighborhoods. Flooded with natural light from large windows, the home features a bright and welcoming layout, ideal for those seeking single-level living (no basement) . The spacious breezeway (17'10" x 8'11") connects the house to a single garage and doubles as a sunny flex space or cozy sunroom. Set on a generous size fully fenced lot (over 7000 sq ft), the property offers both front and back areas perfect for gardening, entertaining, or relaxing in privacy. Additional features include mobility-friendly design with minimal steps, a mature quiet neighborhood, just 1/2 block from the lake and park paths, great curb appeal and the opportunity to personalize. Whether you're a first time buyer, retiree, or Investor, this charming home is move-in ready with tons of potential!