

2914 6 Avenue S
Lethbridge, Alberta

MLS # A2238950



\$377,770

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|------------------|--|---------------|-------------------|
| 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 | | |

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|--------------------|----------------------------|-------------------|-----|
| 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

OPEN HOUSE SATURDAY JULY 12 1-3pm. 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. The spacious breezeway 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, 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 half 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!