

**2038 7 Avenue N**  
**Lethbridge, Alberta**

**MLS # A2259000**



**\$269,000**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Westminster                     |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                   |
| <b>Size:</b>     | 1,040 sq.ft.                    | <b>Age:</b>   | 1978 (47 yrs old) |
| <b>Beds:</b>     | 4                               | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Off Street                      |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                       |               |                   |
| <b>Lot Feat:</b> | See Remarks                     |               |                   |

|                    |                  |                   |         |
|--------------------|------------------|-------------------|---------|
| <b>Heating:</b>    | Forced Air       | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Carpet, Laminate | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -       |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Stucco           | <b>Zoning:</b>    | R-37(W) |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Ceiling Fan(s)   |                   |         |

**Inclusions:** window covering

Welcome to 2038 7 Ave N, a warm and inviting 3-bedroom half-duplex tucked away on a quiet cul-de-sac. This home is ideal for a small family or first-time buyers who want both comfort and value. Inside, you'll find easy-care laminate flooring, a bright living room for cozy family evenings, and a practical kitchen and dining area that makes everyday life simple. The home features two bathrooms—including a convenient half-bath on the main floor—and comes complete with seven major appliances, including a kitchen hood fan. Recent updates such as a newer roof and a newer hot water tank add peace of mind. What really sets this home apart is the extra-large lot—bigger than many single-family homes. There's room for kids and pets to play, space for a future garage or workshop, and even RV parking. Located close to schools, shopping, parks, and public transit, this home offers both convenience and value. If you've been searching for an affordable, comfortable home with room to grow, this one is worth a look.