

**1610 3 Avenue N**  
**Lethbridge, Alberta**

**MLS # A2272409**



**\$165,000**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	794 sq.ft.	<b>Age:</b>	1912 (114 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, On Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Partial
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L(W)
<b>Utilities:</b>	-

**Inclusions:** n/a

Discover a solid opportunity in a highly convenient location—perfect for first-time buyers, renovators, or investors looking for a project with great potential. This 2-bedroom, 1-bathroom home is ready for someone with vision to bring it back to life and make it shine again. Situated just minutes from Westminster School and the community pool, the location truly stands out. Daily errands, recreation, and family conveniences are close at hand, making this an excellent spot to put down roots or add a reliable rental to your portfolio. The home itself will require updates and improvements, including attention to surfaces and ventilation due to past smoking inside. With some work, creativity, and care, this property could be transformed into a cozy and welcoming space once again. If you’re searching for an affordable entry into the market—one where you can build equity through renovation—this is a promising choice. With its attractive price point, strong location, and opportunity to customize from the ground up, this home is ideal for buyers who aren’t afraid to roll up their sleeves. Bring your ideas, your tools, and your imagination. This home has potential—now it just needs someone ready to unlock it.