

**1612 7 Avenue N**  
**Lethbridge, Alberta**

**MLS # A2282000**



**\$406,500**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	828 sq.ft.	<b>Age:</b>	1934 (92 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L(W)
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, See Remarks		

**Inclusions:** N/A

Well-maintained and thoughtfully updated home offering 4 bedrooms and 3 full bathrooms, ideal for families or savvy buyers seeking added flexibility. The property features non-conforming self-contained living areas, each with private laundry, providing excellent versatility and income potential. Elegant finishes are showcased throughout the kitchens and bathrooms, featuring granite and quartz countertops that add both style and durability. Numerous upgrades include PVC windows, an on-demand hot water system, a house roof approximately 10 years old, and a recently replaced garage roof (2 years). This renovated home offers comfort, efficiency, and long-term value with everything you need and more.