

**1505 6a Avenue N
Lethbridge, Alberta**

MLS # A2326539



\$412,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,301 sq.ft.	Age:	1945 (81 yrs old)
Beds:	6	Baths:	2
Garage:	Carport, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-L(w)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: N/A

Situated on a quiet street in a welcoming neighborhood, this spacious home offers exceptional value and endless potential for a growing family. Located just minutes from Westminster Pool, you'll appreciate the convenient location and friendly community atmosphere. Inside, you'll find soaring ceilings, generously sized rooms, and six bedrooms, providing plenty of space for family, guests, or a home office. The solid construction and great bones make this a home you can confidently invest in, with incredible opportunities to personalize and add value over time. The walk-up basement entrance, along with laundry hookups on both the main level and in the basement, creates excellent flexibility for those considering a future suite. Upstairs features attractive vinyl plank flooring, while the newer hot water tank adds peace of mind. Outside, you'll enjoy a detached garage, a spacious carport, and ample parking. With its combination of size, quality construction, functional layout, and income potential, this is an outstanding opportunity to own a home that offers both comfort today and possibilities for tomorrow.