

1009 6 Avenue N
Lethbridge, Alberta

MLS # A2339566



\$379,900

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	840 sq.ft.	Age:	1954 (72 yrs old)
Beds:	4	Baths:	1
Garage:	RV Access/Parking, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed, Stucco
Foundation:	Poured Concrete
Features:	Bathroom Rough-in

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Central Air, Gas Stove, Curtains, rods & blinds, Refrigerator, Dishwasher, Washer & Dryer, Microwave hood fan, ring door bell

Welcome to this updated bungalow, ideally situated on a large corner lot in an established North Lethbridge neighbourhood. The bright main floor features new vinyl plank flooring, updated lighting, and a beautifully renovated kitchen complete with new appliances even a gas stove, under-cabinet lighting and modern finishes. Two comfortable bedrooms and a four-piece bathroom that was completely updated in 2023 on the main level. The full basement provides additional living space, another bedroom, laundry and plenty of storage, with plumbing left in place for a future bathroom. Additional improvements include a new main-house roof in 2024, air conditioning in 2023 updated flooring and carpet, refreshed paint and trim, and an upgraded insulated garage door. Outside, the spacious corner lot offers plenty of room to relax, garden or enjoy with family and friends. A detached single garage and additional off-street parking add everyday convenience. Located close to schools, parks, playgrounds, shopping, public transit and other amenities, this move-in-ready home is a fantastic opportunity for first-time buyers, downsizers or investors. Call your favourite REALTOR® today to arrange a private showing!