

1915 1 Avenue N
Lethbridge, Alberta

MLS # A2340829



\$309,900

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	856 sq.ft.	Age:	1956 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Garden, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L(W)P
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Sump Pump(s), Vinyl Windows		

Inclusions: stove in basement

Charming 2+1 Bedroom Bungalow with 70 Years of Family History Full of character and possibilities, this well-loved 856 sq. ft. bungalow has been owned and cared for by the same family for an incredible 70 years. Featuring 2+1 bedrooms and 2 bathrooms, this home offers a wonderful blend of vintage charm, functional living space, and important recent updates. The main floor retains its original hardwood flooring throughout the living room, hallway, and bedrooms, adding warmth and timeless appeal. Vintage light fixtures and select original-style flooring further enhance the home's character, while updated windows provide modern comfort and efficiency. Recent improvements include new shingles and a new hot water tank in 2026, offering peace of mind for the next owner. The basement adds versatility with a third bedroom, bathroom, family room, and a summer kitchen. The lower level was previously used as a suite, offering potential for extended family, guests, or additional living space (buyer to verify suitability and requirements). Outside, enjoy a large yard with a dedicated garden area and established fruit trees. A 20' x 24' detached garage, built in 1994, provides excellent space for parking, storage, hobbies, or workshop use. A rare opportunity to own a home with decades of family history, original character, and plenty of potential to make it your own. Whether you're looking for a comfortable home, additional basement space, or a property with room to garden and enjoy the outdoors, this bungalow is worth a look!