

1721 2B Avenue N
Lethbridge, Alberta

MLS # A2348133



\$469,900

Division:	Westminster		
Type:	Residential/House		
Style:	Bi-Level		
Size:	952 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Front Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions: Fridge X2, stove, washer, dryer

Freshly updated and refreshed throughout, this bungalow offers a versatile layout designed to accommodate a variety of lifestyles. Whether you're looking for additional space for family, guests, hobbies, a home office, or recreation, this move-in-ready home provides plenty of flexibility. The main floor is bright and spacious, featuring a large living room, a kitchen that opens to the dining area, two good-sized bedrooms, and a full bathroom. Recent updates throughout give the home a clean, modern feel, making it easy to settle in and enjoy. The fully developed basement extends the living space with a bright and inviting lower level. Featuring a convenient kitchenette with a dishwasher and 2-burner induction cooktop, a large family room, two bedrooms with oversized egress windows that provide abundant natural light, a full bathroom, and a spacious laundry area, this level offers exceptional flexibility and can be adapted to accommodate a variety of needs. Situated on a nicely landscaped corner lot, the property also offers a patio area and a single detached garage for additional parking and storage. With its thoughtful updates, functional floor plan, and flexible living spaces throughout, this property presents an excellent opportunity for a wide range of buyers.