

**2003 2 Avenue N**  
**Lethbridge, Alberta**

**MLS # A2204163**



**\$359,000**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	773 sq.ft.	<b>Age:</b>	1950 (75 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L(W)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** Electric Stove x2 , Refrigerator x 2, Washer/Dryer, Microwave, Dishwasher

**INVESTORS TAKE NOTE!** This beautifully upgraded home offers 4 bedrooms, 2 bathrooms, and a non-conforming suite with a separate entrance, making it a fantastic opportunity for investors, first-time buyers, or young families. Situated on a desirable corner lot with a detached single garage, it has more than enough room to add an additional garage or carriage house for increased revenue, and still plenty of parking! This property could be subdivided or potentially re-zoned (with permission) and utilized for a bigger project for the savvy investor. This home is in a prime central location. You're just moments away from shopping, parks, schools, and other amenities. Recent upgrades include durable vinyl flooring upstairs and down, fresh paint, new secure fencing, doors, all new appliances on the main level, new washer, among many other improvements. With its move-in-ready appeal and incredible potential, this home is a must-see! Contact your favorite REALTOR® today to book a showing!