

\$375,000 - 1708 2b Avenue N, Lethbridge

MLS® #A2204705

\$375,000

4 Bedroom, 2.00 Bathroom, 848 sqft

Residential on 0.11 Acres

Westminster, Lethbridge, Alberta

Suite deal! Discover this beautifully refreshed 4-bedroom, 2-bathroom bungalow—a true standout for investors, first-time buyers, and growing families alike. Perfectly situated in a sought-after central location, this home places you just minutes from parks, schools, and shopping. Move-in ready and brimming with charm, it offers both comfort and practicality. Step inside to a sun-filled main level where natural light pours in, creating a warm and inviting atmosphere. The modernized kitchen and bathroom showcase sleek cabinetry, blending contemporary style with everyday functionality. Two good sized bedrooms and a main floor laundry area complete this level. A convenient side entrance leads to the spacious and bright 2-bedroom illegal basement suite—ideal for rental income, extended family, or guests. This lower-level retreat boasts a full kitchen and an open-concept living and dining area, perfect for entertaining or relaxation. Large windows and a second entrance through the laundry room create an inviting and private space. Outside, the fully fenced backyard is designed for both fun and function, featuring a fire pit area, an expansive deck for gatherings, and plenty of green space to enjoy. Parking is effortless with a single detached garage, additional shed storage and convenient alley access. Recent upgrades—including a newer roof, refreshed kitchen and main bath, brand-new AC, and updated flooring—ensure a stylish and low-maintenance living



experience. Don't miss out on this exceptional home—schedule your showing today!

Built in 1952

Essential Information

MLS® #	A2204705
Price	\$375,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	848
Acres	0.11
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1708 2b Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0G9

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks, Separate Entrance
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air

Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2025
Days on Market	17
Zoning	R-L(W)

Listing Details

Listing Office	eXp Realty of Canada
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.