

\$479,000 - 2002 6 Avenue S, Lethbridge

MLS® #A2201729

\$479,000

4 Bedroom, 2.00 Bathroom, 1,392 sqft

Residential on 0.14 Acres

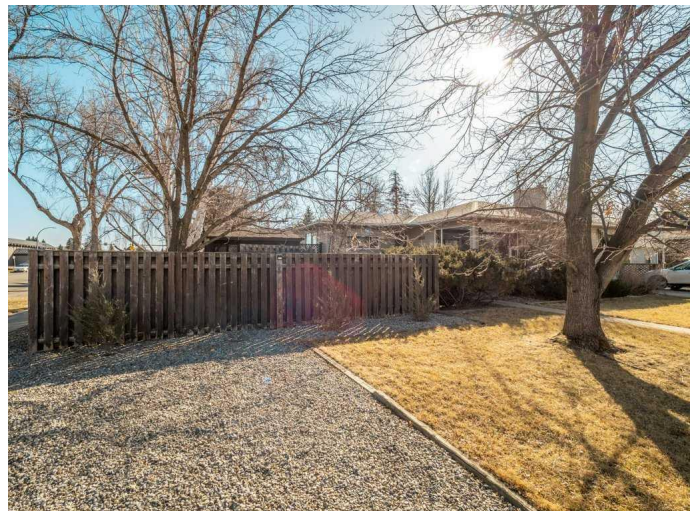
Victoria Park, Lethbridge, Alberta

This beautifully maintained 1,398 sq. ft. bungalow on a large corner lot offers charm, modern updates, and an unbeatable location near Henderson Park, an outdoor water park, a scenic lake with walking paths, and schools. Featuring 2+2 bedrooms and 2 bathrooms, the home boasts crown molding, barn doors, hardwood floors, a cozy gas fireplace, and a chair lift for accessibility. Large newer windows fill the space with natural light, while recent upgrades include a new roof (2022). Enjoy the convenience of both an attached and newer detached garage, along with a beautifully landscaped backyard and a covered sitting area, perfect for relaxation. This move-in-ready home blends comfort and style—schedule your viewing today!

Built in 1952

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2201729 |
| Price | \$479,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,392 |
| Acres | 0.14 |
| Year Built | 1952 |
| Type | Residential |
| Sub-Type | Detached |



| | |
|--------|----------|
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 2002 6 Avenue S |
| Subdivision | Victoria Park |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1J 1C1 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 6 |
| Parking | Carport, Concrete Driveway, Garage Faces Rear, Parking Pad, Single Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), Crown Molding, French Door, Dry Bar |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Great Room, Mantle, Tile, Decorative |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Corner Lot, Front Yard, Landscaped, Low Maintenance Landscape, Private, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 12th, 2025 |
| Days on Market | 51 |

Zoning R-L

Listing Details

Listing Office 2 PERCENT REALTY

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