

# \$389,900 - 1835 6a Avenue N, Lethbridge

MLS® #A2225386

**\$389,900**

4 Bedroom, 3.00 Bathroom, 1,320 sqft

Residential on 0.09 Acres

Westminster, Lethbridge, Alberta

Hey YQL! If you're been on the hunt for a solid 4 bdr, 3 bth house WITH A GARAGE, this may just be it. #1835 is an extremely well-laid-out home featuring a walk-out basement, a low maintenance yard, and ample living spaces. Many updates include a newer roof, hot water tank, and flooring. Watch our video, do a drive-by, have that pre-approval in place, and then get this cutie on your shortlist to see ASAP.

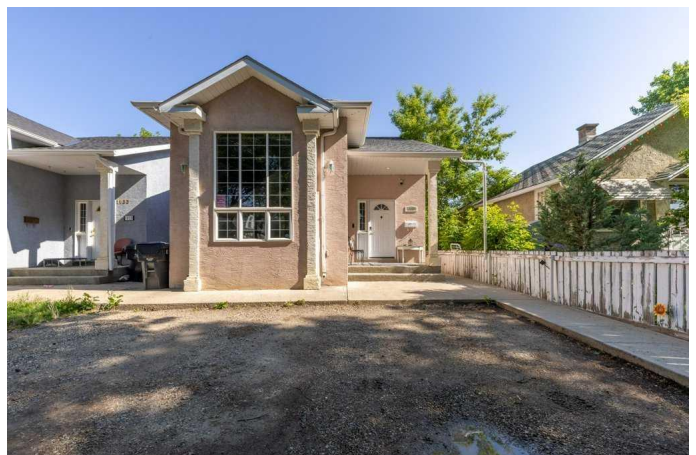
Built in 1997

## Essential Information

MLS® #	A2225386
Price	\$389,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,320
Acres	0.09
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

## Community Information

Address	1835 6a Avenue N
Subdivision	Westminster



City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0W4

### **Amenities**

Parking Spaces	1
Parking	Off Street, See Remarks, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	11
Zoning	R-L(W)

### **Listing Details**

Listing Office	Century 21 Foothills South Real Estate
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