

# \$377,770 - 2914 6 Avenue S, Lethbridge

MLS® #A2238950

**\$377,770**

2 Bedroom, 1.00 Bathroom, 1,092 sqft

Residential on 0.16 Acres

Henderson Lake, Lethbridge, Alberta

Just steps from Henderson Lake, this well-maintained 2 bedroom, 1 bath bungalow offers comfortable, accessible living in one of Lethbridge's most sought after neighborhoods. Flooded with natural light from large windows, the home features a bright and welcoming layout, ideal for those seeking single-level living (no basement). The spacious breezeway (17'10" x 8'11") connects the house to a single garage and doubles as a sunny flex space or cozy sunroom. Set on a generous size fully fenced lot (over 7000 sq ft), the property offers both front and back areas perfect for gardening, entertaining, or relaxing in privacy. Additional features include mobility-friendly design with minimal steps, a mature quiet neighborhood, just 1/2 block from the lake and park paths, great curb appeal and the opportunity to personalize. Whether you're a first time buyer, retiree, or Investor, this charming home is move-in ready with tons of potential!

Built in 1951

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2238950  |
| Price          | \$377,770 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,092     |



|            |             |
|------------|-------------|
| Acres      | 0.16        |
| Year Built | 1951        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2914 6 Avenue S |
| Subdivision | Henderson Lake  |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1J 1E7         |

### Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                                |
| Parking        | Driveway, Garage Door Opener, Garage Faces Side, Off Street, See Remarks, Single Garage Attached |
| # of Garages   | 1                                                                                                |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                                |
| Appliances        | Central Air Conditioner, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                                                    |
| Cooling           | Central Air                                                                                   |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Electric                                                                                      |
| Basement          | None                                                                                          |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                             |
| Lot Description   | Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Wood Siding                                                              |
| Foundation        | Slab                                                                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 35              |
| Zoning         | R-L             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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