

# \$379,900 - 1623 6 Avenue N, Lethbridge

MLS® #A2248746

**\$379,900**

3 Bedroom, 3.00 Bathroom, 1,050 sqft

Residential on 0.14 Acres

Westminster, Lethbridge, Alberta

Welcome to 1623 6 Ave North! Charm and warmth are in full flight on the bright and spacious main floor which features two good sized bedrooms, gorgeous hardwood floors, an updated three piece bathroom, and lovely character kitchen counter-tops, cupboards, and built-in cabinets. The primary bedroom even has a balcony overlooking the backyard! Adding to the uniqueness of the property are two illegal suites in the basement, each with their own kitchen and three piece bathroom, with convenient separate up and down laundry facilities. A side entrance ensures privacy for both upstairs and downstairs, should one wish to rent either or both levels. Outside the large double lot with lane access, includes a single garage with the possibility of adding a double. Updates include newer windows, shingles and air conditioning unit. Garage measurements are approximate. Come view this beautiful home, where the possibilities are endless! Contact your REALTOR® for a showing.

Built in 1950

## Essential Information

MLS® #	A2248746
Price	\$379,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,050



Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1623 6 Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0T2

### Amenities

Parking Spaces	1
Parking	Off Street, RV Access/Parking, Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Portable Dishwasher
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 14th, 2025
Zoning	R-L (W)

**Listing Details**

Listing Office                      Century 21 Foothills South Real Estate

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