

# \$375,000 - 1311 3 A Avenue N, Lethbridge

MLS® #A2251988

**\$375,000**

3 Bedroom, 2.00 Bathroom, 804 sqft

Residential on 0.10 Acres

Westminster, Lethbridge, Alberta

Open House Aug 30th 1-3pm. Welcome to this north Lethbridge suited home. Offering comfortable living for families, a mortgage helper, or maybe youâ€™re looking to invest in a revenue property in this thriving city! This home features a 2 bedroom suite upstairs and an additional one bedroom illegal suite downstairs.

The main level is bright and inviting, with large windows facing south, to allow the sunshine to fill your main living areas. With the large windows in the basement, the lower suite has plenty of bright, natural light as well! Recent upgrades include downstairs bathroom & flooring, interior & exterior paint, some light fixtures. Youâ€™ll appreciate the convenience of a single garage, offering extra storage or shelter for your vehicle. This home is ideally located, just a stone's throw from local schools and shopping, making it easy to run errands or drop the kids off at school. Whether youâ€™re looking for a starter home, to downsize, or an investment property, this one offers great value in a great location!

Built in 1953

## Essential Information

MLS® # A2251988

Price \$375,000

Bedrooms 3

Bathrooms 2.00



Full Baths	2
Square Footage	804
Acres	0.10
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1311 3 A Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0A1

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Wall/Window Unit(s)
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 27th, 2025
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Zoning R-L(W)

## Listing Details

Listing Office CIR REALTY

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