

\$370,000 - 1323 6 Avenue N, Lethbridge

MLS® #A2257151

\$370,000

3 Bedroom, 2.00 Bathroom, 859 sqft

Residential on 0.14 Acres

Westminster, Lethbridge, Alberta

Well Maintained Home with a Bright Illegal Basement Suite and 2 Car Garage

This well-maintained home offers a fantastic opportunity for homeowners or investors.

Featuring 2 spacious bedroom upstairs and a bright one-bedroom illegal suite downstairs.

This home provides flexibility for new buyers, investors, or multi generational living.

Both inside and out you will see the care that has gone into this home over the years. The

whole interior has been recently painted, cleaned and necessary repairs made. The

house was significantly renovated in 2010 which included new windows, basement

development and the building of a 2-car

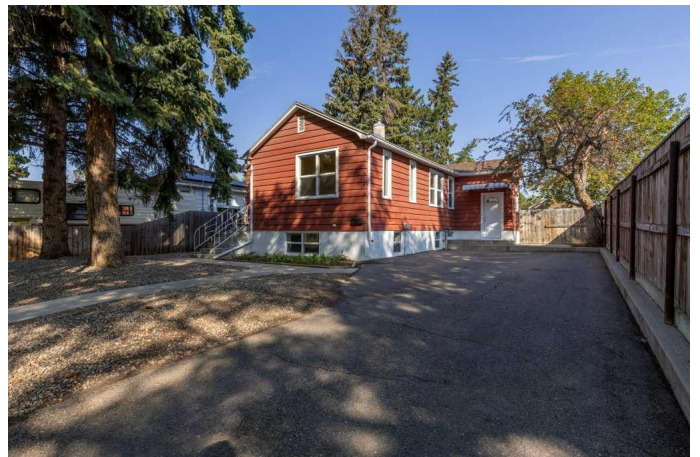
garage. More recent upgrades include a new roof on the house 3 years ago and the shed roof was redone last year.

Located on a large fully fenced and landscaped lot with mature trees and plenty of

parking. Central North side location, within walking distance of coffee shops, grocery

stores, restaurants parks and schools.

Looking for a great revenue generating property for a good price? This home checks all the boxes.



Built in 1948

Essential Information

MLS® # A2257151

Price \$370,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	859
Acres	0.14
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	1323 6 Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0S9

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Garage Control(s), Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle, Asphalt/Gravel
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed September 15th, 2025

Zoning R-L(w)

Listing Details

Listing Office Century 21 Foothills South Real Estate

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