

# \$174,900 - 1411 3 Avenue N, Lethbridge

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MLS® #A2258704

**\$174,900**

3 Bedroom, 1.00 Bathroom, 1,130 sqft

Residential on 0.14 Acres

Westminster, Lethbridge, Alberta

Here is a great opportunity for first time home buyer, or investor. This 3 bedroom home comes with updated furnace, hot water on demand, central air, 100 amp service. It is in a great central location located to all amenities. Call your favorite realtor today to view.

Built in 1906

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2258704    |
| Price          | \$174,900   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,130       |
| Acres          | 0.14        |
| Year Built     | 1906        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1411 3 Avenue N |
| Subdivision | Westminster     |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1H 0J2         |



## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

## Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Tankless Hot Water                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | Central Air                                             |
| Has Basement      | Yes                                                     |
| Basement          | Partial, Unfinished                                     |

## Exterior

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

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 13                   |
| Zoning         | R-L                  |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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