

1708 2B Avenue N
Lethbridge, Alberta

MLS # A2204705



\$375,000

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| Division: | Westminster | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 848 sq.ft. | Age: | 1952 (73 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Stucco | Zoning: | R-L(W) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks, Separate Entrance | | |

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, AC

Suite deal! Discover this beautifully refreshed 4-bedroom, 2-bathroom bungalow—a true standout for investors, first-time buyers, and growing families alike. Perfectly situated in a sought-after central location, this home places you just minutes from parks, schools, and shopping. Move-in ready and brimming with charm, it offers both comfort and practicality. Step inside to a sun-filled main level where natural light pours in, creating a warm and inviting atmosphere. The modernized kitchen and bathroom showcase sleek cabinetry, blending contemporary style with everyday functionality. Two good sized bedrooms and a main floor laundry area complete this level. A convenient side entrance leads to the spacious and bright 2-bedroom illegal basement suite—ideal for rental income, extended family, or guests. This lower-level retreat boasts a full kitchen and an open-concept living and dining area, perfect for entertaining or relaxation. Large windows and a second entrance through the laundry room create an inviting and private space. Outside, the fully fenced backyard is designed for both fun and function, featuring a fire pit area, an expansive deck for gatherings, and plenty of green space to enjoy. Parking is effortless with a single detached garage, additional shed storage and convenient alley access. Recent upgrades—including a newer roof, refreshed kitchen and main bath, brand-new AC, and updated flooring—ensure a stylish and low-maintenance living experience. Don't miss out on this exceptional home—schedule your showing today!