

1919 7 Avenue N  
Lethbridge, Alberta

MLS # A2156466



## \$250,000

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	768 sq.ft.	<b>Age:</b>	1950 (74 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Interior Lot, Other, See Remarks, Treed		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-L(W)
<b>Foundation:</b>	Block, Poured Concrete, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** A/C, Humidifier (as is), Window Coverings present, 2 Sheds

Exciting redevelopment property! Quaint but solid little bungalow situated on a fantastic 60 x 118 foot lot in the Westminster neighbourhood. Lots of space for extra parking, dream garage, shop, swimming pool, gardener's paradise, gazebo, and more. Or how about a brand new Full Duplex? The house itself has been in the family since day 1, has an abundance of natural light, is just the right size, and actually has a pretty good basement. The basement ceiling height is 6' 9", is combination concrete and block, bright, and has roughed in plumbing. Updates include shingles, furnace, A/C, electrical panel, and front steps railing and carpeting. Cleaned and emptied and ready for your vision.