

# \$385,000 - 1513 25 Avenue N, Lethbridge

MLS® #A2249927

## \$385,000

4 Bedroom, 2.00 Bathroom, 1,158 sqft

Residential on 0.17 Acres

Winston Churchill, Lethbridge, Alberta

First time on the market! This pristine bungalow has been meticulously cared for over the years and offers the kind of charm you've been looking for! Spacious lot on quiet street with no rear neighbours, RV parking and a must-see yard, this home is one of a kind. With elements full of character and a practical floor plan there is a lot to love. 3 bedrooms upstairs are shared by a 4 piece bathroom, open kitchen with plentiful storage and counter space, dining area and bright living room. The basement offers a cozy family room complete with built-in storage, french doors and an electric fireplace. Fourth bedroom plus office, 4 piece bathroom, well sized laundry room and storage area as well! The backyard is perfectly landscaped and even has a covered BBQ area, patio, super single garage and with alley access, you've got lots of parking options! Close to amenities and a great neighbourhood, this home could be yours!

Built in 1975

## Essential Information

MLS® #	A2249927
Price	\$385,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,158
Acres	0.17



Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1513 25 Avenue N
Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 4N8

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Laminate Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Freezer, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	Garden, Barbecue
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Metal Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	R-L

**Listing Details**

Listing Office	Grassroots Realty Group
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