

# \$199,000 - 1803 5a Avenue N, Lethbridge

MLS® #A2262050

**\$199,000**

2 Bedroom, 1.00 Bathroom, 684 sqft

Residential on 0.11 Acres

Westminster, Lethbridge, Alberta

This is how you get into home ownership, great first home or rental with lot's of value and potential to improve. This 2 bedroom 1 full bathroom home is in great shape, sits on a large corner lot with future development potential. Mechanically the furnace has been upgraded and the hot water tank is newer as well, with an upgraded electrical panel. With 20% down this property will have a mortgage payment of around \$850/month so the rent will easily create a profit right away, great way to start. Call and book a showing with your real estate professional today.

Built in 1950

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2262050    |
| Price          | \$199,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 684         |
| Acres          | 0.11        |
| Year Built     | 1950        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                  |
|-------------|------------------|
| Address     | 1803 5a Avenue N |
| Subdivision | Westminster      |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1H 0R2          |

### **Amenities**

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

### **Interior**

|                   |                                           |
|-------------------|-------------------------------------------|
| Interior Features | Wood Windows                              |
| Appliances        | Refrigerator, Washer/Dryer, Electric Oven |
| Heating           | Central                                   |
| Cooling           | None                                      |
| Has Basement      | Yes                                       |
| Basement          | Partial, Unfinished                       |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | None                  |
| Lot Description   | Back Lane, Corner Lot |
| Roof              | Asphalt Shingle       |
| Construction      | Concrete, Stucco      |
| Foundation        | Poured Concrete       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 21                |
| Zoning         | R-L(W)            |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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