

# \$379,900 - 1623 6 Avenue N, Lethbridge

MLS® #A2248746

**\$379,900**

3 Bedroom, 3.00 Bathroom, 1,050 sqft

Residential on 0.14 Acres

Westminster, Lethbridge, Alberta

Welcome to 1623 6 Ave North! Charm and warmth are in full flight on the bright and spacious main floor which features two good sized bedrooms, gorgeous hardwood floors, an updated three piece bathroom, and lovely character kitchen counter-tops, cupboards, and built-in cabinets. The primary bedroom even has a balcony overlooking the backyard! Adding to the uniqueness of the property are two illegal suites in the basement, each with their own kitchen and three piece bathroom, with convenient separate up and down laundry facilities. A side entrance ensures privacy for both upstairs and downstairs, should one wish to rent either or both levels. Outside the large double lot with lane access, includes a single garage with the possibility of adding a double. Updates include newer windows, shingles and air conditioning unit. Garage measurements are approximate. Come view this beautiful home, where the possibilities are endless! Contact your REALTOR® for a showing.

Built in 1950

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2248746  |
| Price          | \$379,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,050     |



|            |             |
|------------|-------------|
| Acres      | 0.14        |
| Year Built | 1950        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1623 6 Avenue N |
| Subdivision | Westminster     |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1H 0T2         |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 1                                                     |
| Parking        | Off Street, RV Access/Parking, Single Garage Detached |
| # of Garages   | 1                                                     |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                     |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Portable Dishwasher |
| Heating           | Forced Air, Natural Gas                                                         |
| Cooling           | Central Air                                                                     |
| Has Basement      | Yes                                                                             |
| Basement          | Finished, Full                                                                  |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 1                 |

ZoningR-L (W)

Listing Details

Listing OfficeCentury 21 Foothills South Real Estate

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