

# \$269,900 - 1712 7 Avenue N, Lethbridge

MLS® #A2197038

**\$269,900**

2 Bedroom, 1.00 Bathroom, 665 sqft

Residential on 0.10 Acres

Westminster, Lethbridge, Alberta

Welcome to this almost brand-new, 101-year-old Westminster bungalow! This beautifully restored home sits on a large lot, offering not just space to enjoy but also an incredible opportunity to build equity by adding a garage.

Lovingly rebuilt from the studs up, this home is essentially new construction within a classic shell. Every detail has been thoughtfully updated, blending timeless charm with modern convenience. Upgrades include:

- \* All-new framing & insulation for energy efficiency
- \* Updated electrical & new hot water tank and refurbished furnace for peace of mind
- \* New drywall, lighting, and stylish new windows to enhance natural light
- \* Fresh siding & durable luxury vinyl plank flooring for a polished look
- \* Gorgeous new kitchen featuring quartz countertops, brand-new cabinetry & six new sleek appliances
- \* Completely renovated bathroom with modern fixtures & finishes

This is a rare find—a historic home with all the benefits of new construction! Whether you want to relax in the cozy charm of your fully updated interior or take advantage of the large lot's potential, this is an opportunity you don't want to miss.



Don't wait call your favourite real estate professional today!

Built in 1924

### Essential Information

MLS® #	A2197038
Price	\$269,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	665
Acres	0.10
Year Built	1924
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1712 7 Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0Y5

### Amenities

Parking Spaces	3
Parking	Additional Parking, Alley Access, Off Street, On Street

### Interior

Interior Features	Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, None

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Lawn, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	27
Zoning	R-L(W)P

## Listing Details

Listing Office	eXp Realty of Canada
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