

\$440,000 - 1512 6 Avenue S, Lethbridge

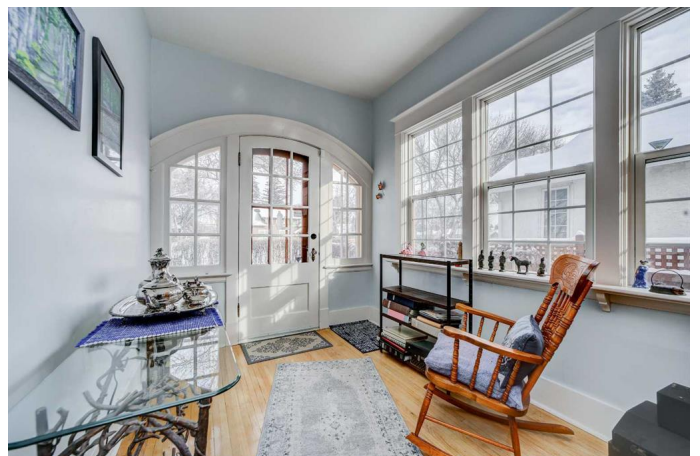
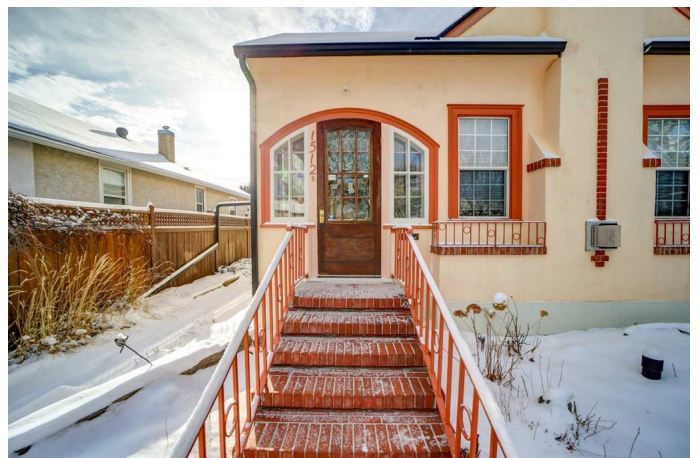
MLS® #A2198275

\$440,000

3 Bedroom, 2.00 Bathroom, 1,363 sqft
Residential on 0.14 Acres

Victoria Park, Lethbridge, Alberta

You will fall in love with this beautifully upgraded gingerbread cottage nestled in a private perennial garden. All the original charm has been retained, including the welcoming bright entryway, ten-foot ceilings, refinished hardwood flooring in the living and dining room, and a lovely new living room gas fireplace. There are 3 bedrooms (plus a new sunroom addition completed in 2022), a main bath with 5-foot walk in shower, and a kitchen with modern stainless-steel appliances, (new sink, back splash and countertops) to complete the 1363 ft² main floor. Downstairs development includes a large sitting room, 4-piece bath, and laundry utility room. The home is mechanically sound with upgraded plumbing, wiring, and heating/air conditioning. The attic and basement have been recently reinsulated and there is new vinyl plank flooring and new carpet through much of the home. There is a 2-car garage with electric heat and 220 wiring, a new 9â€™™ door, plus an attached greenhouse, and an additional parking pad. The yard is surrounded by mature shrubs and flowers, features paving stone pathways, and is nicely fenced. A real place to call home!



Built in 1930

Essential Information

| | |
|--------|-----------|
| MLS® # | A2198275 |
| Price | \$440,000 |

| | |
|----------------|-------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,363 |
| Acres | 0.14 |
| Year Built | 1930 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 1512 6 Avenue S |
| Subdivision | Victoria Park |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1J 1B1 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Additional Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | French Door |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Partially Finished, Partial |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Landscaped |
| Roof | Asphalt Shingle |

| | |
|--------------|--------------------|
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 4th, 2025 |
| Days on Market | 29 |
| Zoning | R-L |

Listing Details

| | |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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