

# \$389,900 - 1835 6a Avenue N, Lethbridge

MLS® #A2225386

**\$389,900**

4 Bedroom, 3.00 Bathroom, 1,320 sqft

Residential on 0.09 Acres

Westminster, Lethbridge, Alberta

Hey YQL! If you're been on the hunt for a solid 4 bdr, 3 bth house WITH A GARAGE, this may just be it. #1835 is an extremely well-laid-out home featuring a walk-out basement, a low maintenance yard, and ample living spaces. Many updates include a newer roof, hot water tank, and flooring. Watch our video, do a drive-by, have that pre-approval in place, and then get this cutie on your shortlist to see ASAP.

Built in 1997

## Essential Information

MLS® #	A2225386
Price	\$389,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,320
Acres	0.09
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

## Community Information

Address	1835 6a Avenue N
Subdivision	Westminster



City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0W4

### **Amenities**

Parking Spaces	1
Parking	Off Street, See Remarks, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	10
Zoning	R-L(W)

### **Listing Details**

Listing Office	Century 21 Foothills South Real Estate
----------------	--

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.