# \$465,000 - 2002 6 Avenue S, Lethbridge

MLS® #A2201729

## \$465,000

4 Bedroom, 2.00 Bathroom, 1,392 sqft Residential on 0.14 Acres

Victoria Park, Lethbridge, Alberta

This beautifully maintained 1,398 sq. ft. bungalow on a large corner lot offers charm, modern updates, and an unbeatable location near Henderson Park, an outdoor water park, a scenic lake with walking paths, and schools. Featuring 2+2 bedrooms and 2 bathrooms, the home boasts crown molding, barn doors, hardwood floors, a cozy gas fireplace, and a chair lift for accessibility. Large newer windows fill the space with natural light, while recent upgrades include a new roof (2022). Enjoy the convenience of both an attached and newer detached garage, along with a beautifully landscaped backyard and a covered sitting area, perfect for relaxation. This move-in-ready home blends comfort and styleâ€"schedule your viewing today!



#### **Essential Information**

MLS® # A2201729 Price \$465,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,392

Acres 0.14

Year Built 1952

Type Residential Sub-Type Detached







Style Bungalow
Status Active

# **Community Information**

Address 2002 6 Avenue S

Subdivision Victoria Park

City Lethbridge

County Lethbridge

Province Alberta

Postal Code T1J 1C1

### **Amenities**

Parking Spaces 6

Parking Parking Pad, Single Garage Detached, Concrete Driveway, Carport,

Garage Faces Rear

# of Garages 2

#### Interior

Interior Features Built-in Features, Ceiling Fan(s), Bookcases, Crown Molding, Dry Bar,

French Door

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Decorative, Great Room, Mantle, Tile

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Corner Lot, Landscaped, Street Lighting, Front Yard, Low

Maintenance Landscape, Private

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 12th, 2025

Days on Market 59

Zoning R-L

# **Listing Details**

Listing Office 2 PERCENT REALTY

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