

# \$400,000 - 1914 7a Avenue N, Lethbridge

MLS® #A2217614

**\$400,000**

4 Bedroom, 2.00 Bathroom, 1,077 sqft

Residential on 0.07 Acres

Westminster, Lethbridge, Alberta

Spacious Half Duplex with Walk-Up Basement & Central A/C!

This bright and well-maintained 4-bedroom, 2-bath half duplex offers a functional open-concept layout with vinyl plank flooring throughout the main level. The kitchen is equipped with a large island, stainless steel appliances, and an oversized walk-in pantry—ideal for both everyday living and entertaining. A skylight brings in plenty of natural light to the spacious dining area.

The main floor includes two bedrooms, including a generous primary suite with a walk-in closet and direct access to the back deck. A full 4-piece bathroom completes the level.

Downstairs features a fully finished walk-up basement with a massive family room, two additional bedrooms, another full bathroom, and a dedicated laundry room. Enjoy year-round comfort with central A/C for heating and cooling. Located in a family-friendly area with multiple parks nearby and within walking distance to local amenities. A great opportunity for comfortable living in a desirable neighborhood!

Built in 2016

## Essential Information

MLS® #

A2217614



Price	\$400,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,077
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	1914 7a Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0Z1

### Amenities

Parking	Off Street
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### Interior

Interior Features	High Ceilings, Kitchen Island, Pantry, Separate Entrance, Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Gazebo, Low Maintenance Landscape
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 4th, 2025
Days on Market	7
Zoning	R-L

**Listing Details**

Listing Office	MaxWell Canyon Creek
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