

# \$389,999 - 1914 7a Avenue N, Lethbridge

MLS® #A2217614

**\$389,999**

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          | \$389,999              |
| 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 |
|---------|------------|

### 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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