



GRASSROOTS
REALTY GROUP

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2078 7 Avenue N
Lethbridge, Alberta

MLS # A2336082



\$295,000

Division:	Westminster		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,039 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-37(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: pull out dining table

Welcome to 2078 7 Ave N, Lethbridge — a fantastic opportunity for buyers looking for a home with space, functionality, and room to add value! The upper level features 3 bedrooms and a 4-piece bathroom, while the main floor offers a bright and functional open-concept layout with a kitchen, living room, and convenient 2-piece bathroom. The partially finished basement provides additional living space and plenty of potential to create a recreation room, home office, gym, or whatever best suits your needs. Outside is where this property truly shines! Situated on a huge pie-shaped lot, the expansive backyard offers tons of room for children and pets to play, entertaining, gardening, and enjoying the outdoors. There is also ample space to build a double detached garage, making this an excellent opportunity for buyers who want a large yard today with the potential for even more functionality tomorrow, subject to city approvals. A great combination of space, location, and future potential — don't miss your opportunity to make this one yours!