

# \$343,700 - 2218 5 A Avenue N, Lethbridge

MLS® #A2220417

**\$343,700**

3 Bedroom, 3.00 Bathroom, 984 sqft

Residential on 0.15 Acres

Westminster, Lethbridge, Alberta

Your very own Japanese Garden! This classic three bedroom, three bathroom home features an incredibly serene backyard space, complete with your own pond, waterfall and tea house. The minute you walk through the gate, peace washes over you and you will never want to leave. Through the front door you'll find a warm, welcoming and open space, with beautiful blonde maple hardwood floors in living and dining rooms. The kitchen is the epitome of functionality, classically laid out to minimize steps as you create culinary masterpieces for your family and friends. Down the hall, you'll find two bedrooms overlooking that superb back yard. You'll also find an huge, spa inspired bathroom with a soaker tub and a full sized shower. Add to that a second powder room / laundry room on the main floor and you have all the things you need without ever having to venture down stairs! The partially developed basement features a large rec room, or second living room, a huge bedroom, another full four piece bathroom, plus second laundry area. All you need to do is complete a few finishing touches, add in a second kitchen for your mother in law or adult child and you are good to go! Did we mention the workshop? The property also features an enormous heated, insulated and high powered garage, perfect for whatever kind of maker or mechanic you happen to be. Located just a hop and a skip from transit, with easy access to Mayor Magrath and 5th Ave, this property is just perfect for first-time buyers,



retirees or investors. Call your favourite REALTOR® to book a showing today!

Built in 1960

### Essential Information

MLS® #	A2220417
Price	\$343,700
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	984
Acres	0.15
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2218 5 A Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0R5

### Amenities

Parking Spaces	6
Parking	220 Volt Wiring, Additional Parking, Alley Access, Concrete Driveway, Heated Garage, Insulated, Off Street, Parking Pad, RV Access/Parking, Single Garage Detached, Workshop in Garage
# of Garages	6

### Interior

Interior Features	Ceiling Fan(s), Soaking Tub
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Freezer

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Storage
Lot Description	Back Lane, Garden, Landscaped, Treed, Underground Sprinklers, Gazebo, Secluded, Waterfall
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	14
Zoning	R

## Listing Details

Listing Office	CIR REALTY
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