

# \$375,000 - 1195 7 Avenue N, Lethbridge

MLS® #A2237036

## \$375,000

3 Bedroom, 2.00 Bathroom, 1,438 sqft

Residential on 0.09 Acres

Senator Buchanan, Lethbridge, Alberta

Check out this 3 bedroom 2 full bathroom, over 1400 sq foot bi-level with vaulted ceilings, situated right across from Senator Buchanan Elementary School. It features a double attached garage and a low maintenance yard and a back deck. On the main floor you will find a large living room, kitchen, dining room, 2 bedrooms, 4 pc bathroom and your very own laundry room. Up the set of stairs will discover your own primary suite with a walk-in closet and large 4 pc ensuite with a soaker tub. Head to the unfinished basement, were you will find plenty of space to design the perfect layout for bedrooms, family room, storage etc. There is also plumbing ready to go to make an amazing basement bathroom. Lets not forget there is a walk-up to your back yard, which might give you options to suite the basement.

Built in 2004

## Essential Information

MLS® #	A2237036
Price	\$375,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,438
Acres	0.09
Year Built	2004
Type	Residential



Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	1195 7 Avenue N
Subdivision	Senator Buchanan
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6Y1

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	1

### Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 4th, 2025
Days on Market	9
Zoning	R-L

### Listing Details

Listing Office	Braemore Management
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