

# \$377,770 - 2914 6 Avenue S, Lethbridge

MLS® #A2238950

**\$377,770**

2 Bedroom, 1.00 Bathroom, 1,092 sqft

Residential on 0.16 Acres

Henderson Lake, Lethbridge, Alberta

Just steps from Henderson Lake, this well-maintained 2 bedroom, 1 bath bungalow offers comfortable, accessible living in one of Lethbridge's most sought after neighborhoods. Flooded with natural light from large windows, the home features a bright and welcoming layout, ideal for those seeking single-level living (no basement) . The spacious breezeway (17'10" x 8'11") connects the house to a single garage and doubles as a sunny flex space or cozy sunroom. Set on a generous size fully fenced lot (over 7000 sq ft), the property offers both front and back areas perfect for gardening, entertaining, or relaxing in privacy. Additional features include mobility-friendly design with minimal steps, a mature quiet neighborhood, just 1/2 block from the lake and park paths, great curb appeal and the opportunity to personalize. Whether you're a first time buyer, retiree, or Investor, this charming home is move-in ready with tons of potential!

Built in 1951

## Essential Information

MLS® #	A2238950
Price	\$377,770
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,092



Acres	0.16
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2914 6 Avenue S
Subdivision	Henderson Lake
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1E7

### **Amenities**

Parking Spaces	3
Parking	Driveway, Garage Door Opener, Garage Faces Side, Off Street, See Remarks, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Central Air Conditioner, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Slab

**Additional Information**

Date Listed	July 10th, 2025
Days on Market	15
Zoning	R-L

**Listing Details**

Listing Office	CIR REALTY
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