

# \$234,900 - 2050 7th Avenue N, Lethbridge

MLS® #A2203234

## \$234,900

2 Bedroom, 2.00 Bathroom, 829 sqft  
Residential on 0.07 Acres

Westminster, Lethbridge, Alberta

Discover this inviting townhouse duplex—a perfect choice for first-time buyers or savvy investors! Featuring 2 bedrooms and 1.5 baths, this home offers a comfortable and functional layout. A cozy family room in the basement provides extra living space, while the rear deck is ideal for relaxing or entertaining outdoors. The property boasts 2 storage sheds for added convenience, as well as a fenced yard for privacy and security. With on-demand hot water, modern living is made effortless. Enjoy the ease of rear parking for 3 vehicles and a walkway beside the home. Best of all, there are no condo fees—making this a fantastic opportunity to own in this desirable area. Whether you're looking for your first home or a revenue property, this townhouse duplex checks all the boxes. Don't miss out—schedule your showing today!

Built in 1978

### Essential Information

MLS® #	A2203234
Price	\$234,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	829
Acres	0.07



Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, Townhouse
Status	Active

### **Community Information**

Address	2050 7th Avenue N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 4Z1

### **Amenities**

Parking Spaces	3
Parking	Off Street

### **Interior**

Interior Features	Laminate Counters, Tankless Hot Water, Vinyl Windows
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Tankless Water Heater
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	10
Zoning	R-37(W)

### **Listing Details**

Listing Office

RE/MAX REAL ESTATE - LETHBRIDGE

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