

# \$409,000 - 1512 5 Avenue S, Lethbridge

MLS® #A2253072

**\$409,000**

4 Bedroom, 2.00 Bathroom, 1,292 sqft

Residential on 0.22 Acres

Victoria Park, Lethbridge, Alberta

Rarely do you find a southside home on a 75' lot in a good location with 2 double garages ! This home has been well maintained and boasts plenty of garage space and RV parking. Located in the sought after neighborhood of Victoria Park is a property with lots of potential to make it your next home. Some features include a heated garage 30' X 24" and a second older garage 20' X 28' as well as 2 fireplaces and gas burning stove in family room .Updates to the home were done 10 - 13 years ago and included roofing, bath rooms , some flooring and appliances. This home's layout keeps everything easy and accessible. Check out the photos then call your REALTOR.

Built in 1956

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2253072      |
| Price          | \$409,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,292         |
| Acres          | 0.22          |
| Year Built     | 1956          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1512 5 Avenue S |
| Subdivision | Victoria Park   |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1J 0W2         |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                         |
| Cooling           | Central Air                                                                                                        |
| Fireplace         | Yes                                                                                                                |
| # of Fireplaces   | 2                                                                                                                  |
| Fireplaces        | Gas, Wood Burning                                                                                                  |
| Has Basement      | Yes                                                                                                                |
| Basement          | Full                                                                                                               |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard          |
| Lot Description   | Back Lane, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Brick, Vinyl Siding   |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 77                  |
| Zoning         | R-L                 |

### Listing Details

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