

2202 6 Avenue N  
Lethbridge, Alberta

MLS # A2279414



**\$429,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Westminster                                     |               |                   |
| <b>Type:</b>     | Residential/House                               |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 911 sq.ft.                                      | <b>Age:</b>   | 1960 (66 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Carport, Double Garage Detached                 |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Interior Lot, Lawn, Level |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Central  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                               | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco   | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Closet Organizers, Laminate Counters, Storage, Vinyl Windows |                   |     |
| <b>Inclusions:</b> | Solar Panels   |                   |     |

This fully renovated bungalow is a rare blend of high-design finishes and thoughtful energy-efficient upgrades, resulting in a home that feels both elevated and intentionally built for long-term comfort. From the outside in, nearly every detail has been updated, including solar panels, vinyl windows, and thickened exterior walls with added insulation—improving efficiency without sacrificing style. The main living space feels bright and welcoming, anchored by warm flooring, clean white walls, and large windows that flood the room with natural light. The aesthetic throughout the home is modern but approachable, with carefully selected textures and finishes that create visual interest without feeling overdone. The kitchen is the showpiece. Custom green cabinetry adds depth and character, paired beautifully with striking countertops, a crisp tile backsplash, and under-mount cabinet lighting that gives the space a soft, ambient glow in the evenings. Matte black hardware and fixtures tie everything together, creating a cohesive, designer look that feels both current and timeless. The primary bedroom is spacious and calming, finished with warm tones, new wall sconces, and a walk-in closet. The ensuite is nothing short of stunning, featuring a curbless tile shower with a glass door, modern fixtures, and layered textures that give the space a boutique-hotel feel. Just next door, the four-piece main bathroom continues the design theme with a new tile floor, tiled shower surround, and clean, contemporary finishes. A second bedroom on this level has also been fully updated and works perfectly as a guest room, nursery, or home office. Downstairs, the fully developed basement adds substantial living space with plush carpet in the family room, creating a cozy area for movie nights or relaxing evenings. Additional storage has been thoughtfully incorporated, along with a dedicated

laundry area. Two more generously sized bedrooms are located on this level, along with another updated bathroom that maintains the same modern design language as the rest of the home. Outside, the double detached garage provides excellent parking and storage, rounding out a property that has been comprehensively renovated with both form and function in mind. There is also a carport at the front of the home for additional parking. This is a home where design, efficiency, and everyday livability come together seamlessly&mdash;offering a truly move-in-ready experience with standout style.