

\$699,000 - 822 7 Avenue S, Lethbridge

MLS® #A2072400

\$699,000

4 Bedroom, 3.00 Bathroom, 3,141 sqft

Residential on 0.14 Acres

London Road, Lethbridge, Alberta

Nestled in the heart of the historical London Road community, this exceptional executive home, which has remained hidden from the market since 1998, is now ready to welcome a new generation of discerning homeowners. With a perfect blend of timeless elegance and modern luxury, this property has undergone meticulous renovations and updates, resulting in a true masterpiece that earns a flawless 10/10 rating. Situated along the renowned 7 Avenue S, the city's first bike boulevard, this home is enveloped by the enchanting neighborhoods of London Road and Victoria Park, providing a harmonious blend of tranquility and urban vibrancy. Step inside to discover a world of opulence, featuring exquisite details such as coffered ceilings, pristine hardwood floors, and high-end lighting fixtures that illuminate every corner with a warm and inviting glow. The heart of this home boasts a gourmet kitchen adorned with sleek granite countertops, embodying both style and functionality. A premium energy-efficient appliance package ensures that culinary creations are a seamless delight. Unwind in the spa-inspired steam room located within the primary bedroom suite, offering a serene haven for rejuvenation and relaxation. Crafted to accommodate the needs of both professionals and growing families, all three floors have been thoughtfully designed for ultimate flexibility. The expansive layout includes five bedrooms and three full bathrooms, catering to every member of the



household. The lower level recreation room is an entertainment haven, perfect for cozy movie nights, thrilling sports events, and delightful board game evenings. A corner lot ensures an abundance of yard space for gardening enthusiasts, outdoor gatherings on the private patio, and ample room for children to play freely. The detached double garage, fully finished to the highest standards, is an oversized haven equipped with wall-to-wall cabinetry, offering both storage and workspace. Convenience is at your doorstep with a myriad of local amenities, parks, schools, and entertainment options just moments away. The charm of downtown Lethbridge is within easy reach, providing an array of shopping, dining, and cultural experiences. This exclusive London Road gem is a rare find, and opportunities like this are fleeting. Don't miss your chance to experience the epitome of luxury living. Contact your favorite Realtor today to arrange a private showing before this exquisite property is claimed by another fortunate homeowner.

Built in 1909

Essential Information

MLS® #	A2072400
Price	\$699,000
Sold Price	\$660,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,141
Acres	0.14
Year Built	1909
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	822 7 Avenue S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1J7

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Off Street

Interior

Interior Features	Bar, Built-in Features, Granite Counters, No Smoking Home, Open Floorplan, Steam Room, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Lawn, Garden, Landscaped, Many Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 10th, 2023
Date Sold	October 26th, 2023
Days on Market	77
Zoning	R-L(L)
HOA Fees	0.00

Listing Details

Listing Office Max Wright Real Estate Corp o/a Sothebys International Realty Canada

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