

\$289,900 - 1249 6 Avenue S, Lethbridge

MLS® #A2081095

\$289,900

3 Bedroom, 2.00 Bathroom, 1,385 sqft

Residential on 0.13 Acres

London Road, Lethbridge, Alberta

There's a red house over yonder, and your key WILL unlock this door :) Carefully remodeled to preserve its turn of the century charm; step inside this 3-bedroom, 1.5 storey London Road character home! A large living room welcomes you home and showcases hardwood floors, a gas fireplace and a formal dining room. A beautifully remodeled, modern kitchen with ample counter space and a gas stove will fit your home chef to a tee! 2 main floor bedrooms tucked away at the back of the home, along with a tastefully updated 4-piece bath round out the main floor. Upstairs there's room to get creative as either a 3rd bedroom or your own private retreat to read, work, craft or anything else you desire. A fully functional basement has a laundry room, additional 3-piece bath and space for a gaming room, additional storage or anything you wish. Outside, an adorable sunroom off the kitchen takes you to your private back yard which provides for ample outdoor living spaces, featuring a huge grade level deck and additional room for the family pets to roam free, or start that garden you've always dreamed of. No need to park on the street thanks to a cute little detached garage and tons of additional rear parking. Just out your back gate is the locally owned London Road market, famous for fresh baking, meats and produce; it's like having your own private grocery store right in your back yard! Walking distance to downtown or catch the bus to anywhere, right outside your front door. This is



a wonderful, "one of a kind" home and available for immediate occupancy. It simply must be viewed in person so call your realtor for a private viewing today!

Built in 1932

Essential Information

MLS® #	A2081095
Price	\$289,900
Sold Price	\$285,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,385
Acres	0.13
Year Built	1932
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	1249 6 Avenue S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1A4

Amenities

Parking Spaces	4
Parking	Single Garage Detached

Interior

Interior Features	Storage
Appliances	See Remarks
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Interior Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2023
Date Sold	November 8th, 2023
Days on Market	53
Zoning	R-L(L)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.