

\$385,000 - 297 7a Avenue S, Lethbridge

MLS® #A2106054

\$385,000

3 Bedroom, 1.00 Bathroom, 1,150 sqft

Residential on 0.09 Acres

London Road, Lethbridge, Alberta

Price Improvement! Modern meets classic with this inviting 2 story craftsman style home, located in London Road - truly in the heart of Lethbridge! This home has seen tremendous pride of ownership, and has been professionally renovated top to bottom. Not only does this home feature a coulee view that can be enjoyed from the covered front porch, but it also boasts well-maintained landscaping and all new windows. You will want to spend time in the fully fenced backyard, due to the zen-like oasis created by a large shady tree, beautiful stamped-concrete patio, and a 6-foot fence providing welcome privacy. Enjoy the brand new (less than a year) detached, completely finished (including flooring, insulation, drywall, ample electrical outlets and pot-lights) garage, that currently serves as a spacious, heated/air-conditioned home-gym. Inside, the home has received numerous updates, too lengthy to list in their entirety. However, some highlights are, all new appliances, a completely renovated bathroom with heated tile flooring, large soaker tub, separate glass shower, all new tile, light fixtures, and plumbing fixtures. A totally renovated kitchen that boasts feature (original chimney) brick, abundant cupboard and pantry space and new quartz countertops. In addition, the basement has been finished with modern aesthetics, featuring hand-made soft-close barn-yard doors, new washer, dryer and utility sink and plenty of storage space. Finally, this house features hot water on



demand! Everything in this home has been renovated with required city permits. The sellers are sad to go but excited for the next owners to reap the benefits of all the amazing updates on this property. Book a showing with your favorite realtor!

Built in 1908

Essential Information

MLS® #	A2106054
Price	\$385,000
Sold Price	\$370,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,150
Acres	0.09
Year Built	1908
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	297 7a Avenue S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J1N3

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Quartz Counters
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

Heating	Forced Air
Cooling	None
Fireplaces	Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 6th, 2024
Date Sold	April 19th, 2024
Days on Market	73
Zoning	R-L(L)
HOA Fees	0.00

Listing Details

Listing Office	2 PERCENT REALTY
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