

\$300,000 - 306 7a Avenue S, Lethbridge

MLS® #A2177213

\$300,000

4 Bedroom, 2.00 Bathroom, 1,736 sqft

Residential on 0.07 Acres

London Road, Lethbridge, Alberta

Charming Character Home with Incredible Investment Potential in the Heart of Lethbridge!

Imagine waking up each day just steps away from the COULEES, with serene views from your sunroom and rear deck that capture the natural beauty of the prestigious London Road area! This unique character home on Lethbridge's south side is perfect for those seeking an incredible investment opportunity or a cozy family home with income potential.

Prime Location and Classic Charm: Nestled within walking distance to lush parks, vibrant playgrounds, shopping, and all the downtown amenities, this property is both conveniently located and set off the beaten path for a quieter lifestyle.

Main Floor Comforts and Modern Updates: The main level boasts two well-sized bedrooms and a full bathroom. With recent updates to the flooring, kitchen, and trim, this space effortlessly blends modern comfort with timeless charm, creating a warm, welcoming atmosphere.

Income-Generating Upstairs Suite: Head upstairs to discover a 2-bedroom illegal suite—a fantastic option for generating extra income! With Safe 'n Sound insulation between the suites, enjoy a peaceful living environment with minimized sound transfer.



Outdoor Oasis and Peace of Mind: Spend evenings on the spacious back deck overlooking the fully fenced yard, perfect for pets and family gatherings. Updated electrical and plumbing offer peace of mind, knowing this home has been cared for from top to bottom.

Don't miss your chance to own a slice of history in the prestigious London Road area. Contact your REALTOR® for a viewing and experience the charm, convenience, and great value for yourself!

Built in 1909

Essential Information

MLS® #	A2177213
Price	\$300,000
Sold Price	\$305,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,736
Acres	0.07
Year Built	1909
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	306 7a Avenue S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1N5

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Brick
Foundation	Poured Concrete

Additional Information

Date Listed	November 4th, 2024
Date Sold	November 8th, 2024
Days on Market	4
Zoning	R-L(L)
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
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