

\$399,000 - 812 6 Avenue S, Lethbridge

MLS® #A2230919

\$399,000

2 Bedroom, 2.00 Bathroom, 1,790 sqft

Residential on 0.11 Acres

London Road, Lethbridge, Alberta

Live Smart in a Beautiful Piece of Lethbridge History

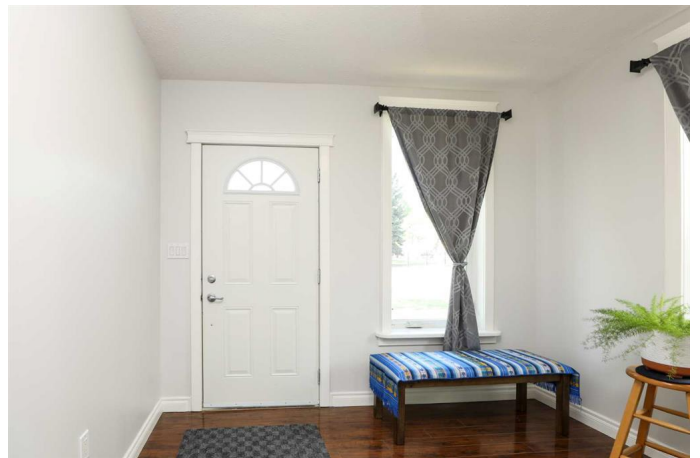
London Road | Eco-Friendly | Fully Renovated & Move-In Ready

Experience the best of both worlds—timeless charm and modern comfort—in one of Lethbridge's most walkable and vibrant neighborhoods. This stunning home offers more than just curb appeal; it delivers a lifestyle of ease, efficiency, and inspiration.

Step into a bright, open-concept space that feels both welcoming and spacious, perfect for relaxing, entertaining, or working from home. The flexible layout adapts to your needs—whether you're setting up a home office, a creative studio, or a cozy family retreat.

Designed with energy savings in mind, this home helps keep your utility bills low while improving your indoor air quality—thanks to professional-grade insulation, a high-efficiency furnace, an HRV system, and even solar-powered attic vents. That means more money in your pocket and a healthier, more comfortable living environment year-round.

You'll also enjoy the freedom and convenience of a detached garage, extra storage, and off-street parking—no circling the block needed. And with a wheelchair-accessible ramp to the main floor, this home welcomes



everyone.

Tucked into the tree-lined streets of the historic London Road district, youâ€™re just a short stroll from downtown cafes, schools, parks, and shops. Itâ€™s the kind of neighborhood that feels like home the moment you arrive.

What Youâ€™ll Love:

Lower monthly costs with energy-efficient systems

Fresh, fully renovated interiorsâ€”no updates needed

Cleaner air and cozier winters with HRV and insulation upgrades

Room to grow your lifestyle or business with potential live-work zoning

A walkable, heritage-rich community that connects you to everything

A rare opportunity to own a piece of historyâ€”without sacrificing comfort

Whether you're an eco-conscious buyer, a remote professional, or a smart investor, this is your chance to enjoy sustainable living in a location that just keeps getting better.

Some say it started life as an Eatonâ€™s Mail Order Home. One visit, and youâ€™ll want to start your next chapter here.

Essential Information

MLS® #	A2230919
Price	\$399,000

Sold Price	\$392,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,790
Acres	0.11
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	812 6 Avenue S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H0Z6

Amenities

Parking Spaces	2
Parking	Gravel Driveway, Single Garage Detached
Waterfront	See Remarks

Interior

Interior Features	Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Laminate Counters
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Electric Range
Heating	High Efficiency, Forced Air, Natural Gas, ENERGY STAR Qualified Equipment, Make-up Air, See Remarks
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Unfinished, Partial

Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2025
Date Sold	August 7th, 2025
Days on Market	55
Zoning	R-37
HOA Fees	0.00

Listing Details

Listing Office	2 PERCENT REALTY
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