# \$324,900 - 1212 7 Avenue S, Lethbridge

MLS® #A2214466

### \$324,900

2 Bedroom, 2.00 Bathroom, 941 sqft Residential on 0.09 Acres

London Road, Lethbridge, Alberta

A Rare Opportunity on Bike Blvd
Offered for the first time in nearly 40 years,
located on the popular Bike Boulevard in the
heart of London Road â€" one of the city's
most walkable and bike-friendly
neighborhoods.

The home is full of character and potential, with a layout that works well for first-time buyers, or investors. The basement suite offers great flexibility and appears to be relatively easy to legalize â€" making it a smart option for extra income or multi-generational living.

This is a property that stands out for all the right reasons. The best word to describe it? Extraordinary.

A2214466





Built in 1939

MLS®#

#### **Essential Information**

Price \$324,900
Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 941
Acres 0.09

Year Built 1939

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

## **Community Information**

Address 1212 7 Avenue S

Subdivision London Road

City Lethbridge

County Lethbridge

Province Alberta

Postal Code T1J 1K6

## **Amenities**

Parking Spaces 3

Parking Off Street, Single Garage Detached

# of Garages 1

#### Interior

Interior Features No Animal Home, See Remarks, Vinyl Windows

Appliances Electric Stove, Refrigerator, See Remarks, Washer/Dryer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Suite

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Sloped Down

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 28th, 2025

Days on Market 2

Zoning R-L(L)

## **Listing Details**

Listing Office Lethbridge Real Estate.com

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