

\$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

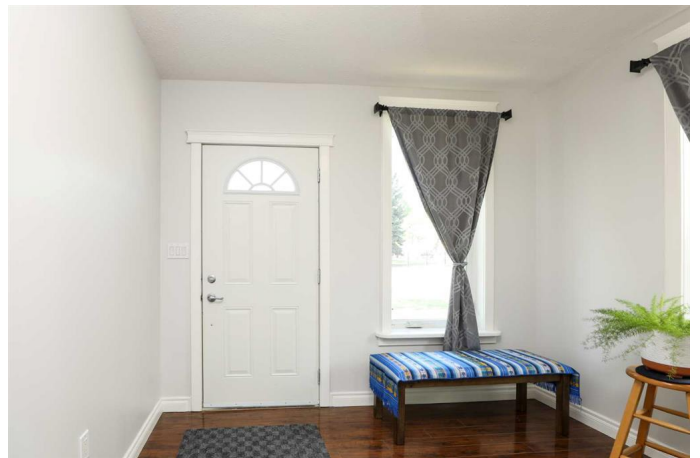
London Road | Eco-Friendly | Fully Renovated & Move-In Ready

Experience the best of both worldsâ€”timeless charm and modern comfortâ€”in one of Lethbridgeâ€™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 needsâ€”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 qualityâ€”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 parkingâ€”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

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	Active

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
# of Garages	1
Waterfront	See Remarks

Interior

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

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
Days on Market	53
Zoning	R-37

Listing Details

Listing Office	2 PERCENT REALTY
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