

1212 7 Avenue S
Lethbridge, Alberta

MLS # A2246531



\$315,900

Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	940 sq.ft.	Age:	1939 (86 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Sloped Down		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Suite
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	No Animal Home, See Remarks, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L(L)

Utilities: -

Inclusions: n/a

Investment or redevelopment opportunity — or both! Offered for the first time in nearly 40 years, this property sits on the popular Bike Boulevard in the heart of London Road, one of the city's most walkable and bike-friendly neighborhoods. The home is full of character (original hardwood floors) and potential, with a layout that works well for first-time buyers or investors. The basement suite offers great flexibility and appears relatively easy to legalize. Redevelopment potential is strong, as this lot would make an excellent walkout basement new home site, especially with its location and sunny south-facing rear exposure. Come check it out!