

**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 / redevelopment opportunity or both! Offered for the first time in nearly 40 years, located 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 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. Redevelopment opportunity as this would make an excellent walkout basement new home development, especially considering the location and rear south exposure, come check it out!