



**GRASSROOTS**  
REALTY GROUP

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1212 7 Avenue S  
Lethbridge, Alberta

MLS # A2214466



**\$324,900**

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	941 sq.ft.	<b>Age:</b>	1939 (86 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Sloped Down		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L(L)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, See Remarks, Vinyl Windows		

**Inclusions:** Basement fridge, stove

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 &mdash; 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 &mdash; 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.