



**GRASSROOTS**  
REALTY GROUP

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**1206 5A Avenue S**  
**Lethbridge, Alberta**

**MLS # A2220618**



**\$399,900**

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,195 sq.ft.	<b>Age:</b>	1908 (117 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L(L)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Recessed Lighting, Wood Counters		

**Inclusions:** N/A

Visit REALTOR® website for additional information. Charming and fully renovated, this 1½ Storey home at 1206 5A Ave S blends vintage character with modern upgrades. Located in the desirable London Road area, it offers 3 bedrooms, 1.5 baths, a custom kitchen, and a spacious living room with electric fireplace. Enjoy a heated sunporch, rear deck, landscaped yard, and parking for 3-4. Renovated in 2021, with a fenced yard and large shed—just steps from downtown, schools, shopping, and the senior center. A true gem!