



GRASSROOTS
REALTY GROUP

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812 6 Avenue S
Lethbridge, Alberta

MLS # A2230919



\$449,000

Division:	London Road		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,790 sq.ft.	Age:	-
Beds:	2	Baths:	1 full / 1 half
Garage:	Gravel Driveway, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	High Efficiency, ENERGY STAR Qualified Equipment, Make-up Air, Forced Air Natural Gas, See Remarks	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial, Unfinished	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: HRV, CENTRAL VAC ROUGHED IN VACCUM UNIT NOT FUNCTIONING

CHARMING ECO-HISTORIC HOME | LONDON ROAD | FULLY RENOVATED + ENERGY EFFICIENT A rare blend of historic charm and modern sustainability in Lethbridge's desirable London Road district! This professionally updated period bungalow combines open-concept living with energy-smart upgrades—perfect for those seeking comfort, character, and efficiency. Step inside to discover a bright, open layout designed to maximize space and natural light while preserving the home's vintage feel. Ideal for modern lifestyles and remote work, the flexible interior spaces support home office setups or creative living configurations. Eco-conscious buyers will love the extensive efficiency upgrades: high-efficiency furnace & hot water heater, upgraded windows, pro-grade insulation, and a Heat Recovery Ventilation (HRV) system that enhances air quality and reduces heating costs by up to 30%. Even the attic vents are solar-powered! Outside, enjoy a detached garage with extra storage and convenient off-street parking. Located in a heritage-rich neighborhood with tree-lined streets, this home is steps from downtown, parks, schools, and shops. Bonus: potential commercial rezoning opportunity makes this an ideal live-work setup or future investment. Enjoy the benefits of: Fully renovated, move-in-ready historic home Premium efficiency systems = lower utility bills Detached garage + off-street parking HRV system for superior indoor air quality London Road prestige—walkable, connected, established Ideal for professionals, remote workers, eco-conscious buyers, or investors Own a piece of Lethbridge history with 21st-century performance. This is heritage re-imagined. You can get your favorite REALTOR excited let them know you want to own a piece of Lethbridge's history. Some folks say it was an Eaton's "Mail Order" package.

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