



GRASSROOTS
REALTY GROUP

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812 6 Avenue S
Lethbridge, Alberta

MLS # A2230919



\$399,000

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		
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	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

Live Smart in a Beautiful Piece of Lethbridge History London Road | Eco-Friendly | Fully Renovated & Move-In Ready Experience the best of both worlds—timeless charm and modern comfort—in one of Lethbridge's most walkable and vibrant neighborhoods. This stunning home offers more than just curb appeal; it delivers a lifestyle of ease, efficiency, and inspiration. Step into a bright, open-concept space that feels both welcoming and spacious, perfect for relaxing, entertaining, or working from home. The flexible layout adapts to your needs—whether you're setting up a home office, a creative studio, or a cozy family retreat. Designed with energy savings in mind, this home helps keep your utility bills low while improving your indoor air quality—thanks to professional-grade insulation, a high-efficiency furnace, an HRV system, and even solar-powered attic vents. That means more money in your pocket and a healthier, more comfortable living environment year-round. You'll also enjoy the freedom and convenience of a detached garage, extra storage, and off-street parking—no circling the block needed. And with a wheelchair-accessible ramp to the main floor, this home welcomes everyone. Tucked into the tree-lined streets of the historic London Road district, you're just a short stroll from downtown cafes, schools, parks, and shops. It's the kind of neighborhood that feels like home the moment you arrive. What You'll Love: Lower monthly costs with energy-efficient systems Fresh, fully renovated interiors—no updates needed Cleaner air and cozier winters with HRV and insulation upgrades Room to grow your lifestyle or business with potential live-work zoning A walkable, heritage-rich community that connects you to everything A rare opportunity to own a piece of history—without

sacrificing comfort Whether you're an eco-conscious buyer, a remote professional, or a smart investor, this is your chance to enjoy sustainable living in a location that just keeps getting better. Some say it started life as an Eaton's Mail Order Home. One visit, and you'll want to start your next chapter here.