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## **1212 7 Avenue S** Lethbridge, Alberta

MLS # A2246531



\$299,900

London Road				
Residential/Hous	se			
Bungalow				
940 sq.ft.	Age:	1939 (86 yrs old)		
2	Baths:	2		
Off Street, Single Garage Detached				
0.09 Acre				
Back Lane, Slop	ed Down			
	Residential/Hourselbungalow 940 sq.ft. 2 Off Street, Single 0.09 Acre	Residential/House  Bungalow  940 sq.ft. Age:  2 Baths:  Off Street, Single Garage Detact	Residential/House  Bungalow  940 sq.ft. Age: 1939 (86 yrs old)  2 Baths: 2  Off Street, Single Garage Detached  0.09 Acre	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L(L)
Foundation:	Poured Concrete	Utilities:	-

Features: No Animal Home, See Remarks, Vinyl Windows

Inclusions:

n/a

Investment or redevelopment opportunity — or both! This property sits 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 (original hardwood floors) and potential. The basement suite offers great flexibility and appears relatively easy to legalize. ROI = 6.6%. (est). Redevelopment potential is strong, as this lot would make an excellent walkout basement new home site, especially with its location and sunny south-facing rear exposure. Come check it out! SELLER will take TRADES (almost anything; planes, train, automobiles...what do you have?)