



GRASSROOTS
REALTY GROUP

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1212 7 Avenue S
Lethbridge, Alberta

MLS # A2246531



\$299,900

Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	940 sq.ft.	Age:	1939 (86 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Sloped Down		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	No Animal Home, See Remarks, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L(L)
Utilities:	-

Inclusions: n/a

Welcome to this charming small home in an ideal location, complete with a fully income-producing basement suite. Whether you're looking to lower your mortgage, jumpstart your investment portfolio, or create flexible living space for family, this property checks every box. The main floor offers comfortable living area, while the basement suite provides reliable rental income from day one. The home does need some TLC—perfect for anyone wanting to add value through cosmetic updates or personal touches. Located in one of the city's most sought-after areas, you'll enjoy excellent access to amenities, transit, schools, parks, and employment hubs—all key drivers of strong rental demand. It also has another invest added feature; it's in a prime location for redevelopment, its "sloping" lot means you can have a "walk-out" basement with a south exposure! Opportunities like this don't come up often—this is your chance to own a property that pays you back.