



GRASSROOTS
REALTY GROUP

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1210 6 Avenue S
Lethbridge, Alberta

MLS # A2256298



\$344,900

Division:	London Road		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,567 sq.ft.	Age:	1908 (117 yrs old)
Beds:	4	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L(L)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, Garage Door Opener and Remote, All Window Coverings

Feel the pulse of the city in this timeless 1.5 storey character home, perfectly set in the heart of Lethbridge's iconic London Road neighborhood. Built in 1908, this 1,567 sqft character home is a perfect example of a bygone era while offering the comfort and peace of mind of modern upgrades. Inside, ' ceilings, original ' baseboards, and stunning original stained glass windows frame sunlit rooms that feel both grand and inviting. The front living room is the perfect place to curl up on a quiet evening. Through the large dining room and into the kitchen, subtle detailing's brings a fresh, stylish touch that complements the home's heritage charm. A main floor bedroom makes an ideal office or creative space, a renovated four-piece bathroom and convenient laundry room is Upstairs, three bright bedrooms Each space filled with natural light and personality. This house has seen many thoughtful updates including electrical, plumbing, flooring and paint, a new hot water tank (2025), and a new roof (2017) give this historic home the peace of mind every homeowner deserves. In the backyard, unwind on the spacious deck in your own private retreat. Off-street parking, a 14x20 detached garage, and an attached shed add perfect function. Step into a piece of Lethbridge history—reach out to your REALTOR® today to experience it in person.