



GRASSROOTS
REALTY GROUP

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802 7 Street S
Lethbridge, Alberta

MLS # A2260777



\$385,000

Division:	London Road		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,433 sq.ft.	Age:	1910 (115 yrs old)
Beds:	4	Baths:	2
Garage:	RV Access/Parking, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: U/G Sprinklers in back, Gazebo

Welcome to this beautifully cared-for Character Home in the highly desirable London Road neighbourhood! From the moment you step inside, you'll be greeted with warmth, charm, and natural light at every turn. The main floor boasts an inviting eat-in kitchen, a separate dining area, and a bright, spacious living room framed by large windows on two sides. You'll also find a versatile bedroom, perfect as a guest room or a home office with a garden view, plus a full 4-piece bathroom and a practical rear entryway. Upstairs, discover three well-appointed bedrooms with bright windows, along with a second full bathroom that includes a timeless clawfoot tub, adding to the home's character and appeal. That's right, this home offers 4 bedrooms and 2 full bathrooms! The basement provides a flexible bonus space with updated windows and an oversized laundry/utility/storage area, giving you both function and potential. Outside, the charm continues on a large corner lot, complete with a private patio, a fenced yard, a dedicated garden area with fruit-bearing trees and a potting shed, plus a single garage with room for bikes and sports equipment. Need more space? You'll love the RV/extra parking at the back with alley access. All this in a prime location, just minutes from schools, downtown, Scenic Drive, and the Coulees, making it easy to enjoy everything South Lethbridge has to offer. This is your chance to own a lovingly maintained character home in one of the city's most sought-after areas. Move right in and start enjoying the London Road lifestyle!