



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1210 5A Avenue S  
Lethbridge, Alberta**

**MLS # A2268890**



**\$450,000**

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,717 sq.ft.	<b>Age:</b>	1902 (123 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Re		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Partial
<b>Exterior:</b>	Other, Stucco
<b>Foundation:</b>	Other, See Remarks
<b>Features:</b>	Central Vacuum, High Ceilings

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L(L)
<b>Utilities:</b>	-

**Inclusions:** Raised Garden Beds, Gazebo "as-is", Metal Shed "as-is" - contact listing agent for more information

Fall in love with this beautifully preserved character home where timeless charm meets modern comfort. Nestled in the central, convenient location of London Road, this cozy 2-story offers a warm and welcoming feel from the moment you step inside. With 9-foot ceilings, a gas fireplace, and soft natural light spilling through, every corner of this home feels inviting. The thoughtful layout features 3 bedrooms, 2 full bathrooms, plus a 1-piece bath off the master and the ease of upstairs laundry—perfect for everyday living. Recent upgrades including new upstairs windows, new hot water on demand, a new furnace, and new A/C ensure comfort year-round, while outside, the magic continues. A fully fenced yard with large raised garden beds, a concrete patio, and RV parking with hookup provide space to relax, garden, and gather. A double detached garage adds practicality without sacrificing charm. From cozy evenings by the fire to summer mornings in the garden, this home offers a lifestyle that feels both peaceful and connected—just minutes from everything you need in Lethbridge.