



GRASSROOTS
REALTY GROUP

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1230 5A Avenue S
Lethbridge, Alberta

MLS # A2271796



\$397,000

Division:	London Road		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,723 sq.ft.	Age:	1911 (114 yrs old)
Beds:	4	Baths:	2
Garage:	None		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Vinyl
Roof:	Asphalt Shingle
Basement:	Crawl Space
Exterior:	Mixed, Stucco
Foundation:	Poured Concrete
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Storage

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

Inclusions: Shed, teal dresser and wardrobe by front door, wooden bookshelf, grey wardrobe and floating shelves in Laundry room, back yard swing, mirror in dining room, white shelf in upstairs bathroom, coat hanger by side door.

Welcome to this beautifully maintained 1,723 sq. ft. character home located in the highly desired London Road area of Lethbridge. Full of warmth, charm, and thoughtful upgrades, this two-storey residence offers the perfect blend of historic appeal and modern comfort. Featuring 4 spacious bedrooms and 2 well-appointed bathrooms, this home provides an inviting layout ideal for families or anyone who appreciates classic architecture with contemporary touches. The upgraded kitchen boasts modern finishes and upgraded appliances, making it a perfect space for cooking and entertaining. Throughout much of the home, new flooring and carpet add comfort and fresh style. Cozy up in the living room beside the beautiful gas fireplace, a feature that enhances both the ambiance and the functionality of the space. Major mechanical updates have also been completed, including a brand new furnace, giving you peace of mind for years to come. Outside, you'll find stunning landscaping, complete with a serene water feature that creates a peaceful retreat right in your backyard. A new shed adds extra storage and convenience. If you're searching for a well-maintained character home with modern upgrades in one of Lethbridge's most charming neighbourhoods—look no further. This London Road gem is move-in ready and sure to impress. Photo's have been virtually staged.