



GRASSROOTS
REALTY GROUP

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1212 7 Avenue S
Lethbridge, Alberta

MLS # A2277448



\$289,900

Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	884 sq.ft.	Age:	1939 (87 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Off Street, On Street, See Remarks, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Gentle Sloping, Interior Lot, Landscaped, Other, See Remarks		

Heating: Forced Air, Natural Gas, See Remarks

Floors: Laminate, Linoleum, Wood

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Stucco, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L(L)

Utilities: -

Inclusions: 1 Fridge, 1 Stove, Washer, Dryer, Window Coverings, Remaining Additional Contents in property are the responsibility of the buyer, (all attached and unattached goods are in as-is condition),

Suited bungalow with 2 furnaces...on the Bike Lane! Endearing home that has been a fantastic rental property for many years, and is now ready for your new vision. Located in the London Road neighbourhood right on the City's fabulous bike lane, you'll have central and immediate access to virtually everywhere. Lots of parking here with a generous parking stall out back just off the "T'd" back lane, not to mention specialized Handicapped zoned parking out front. The storage garage measures 20 ft x 12 ft, but there is great potential to knock that down and construct a sweet new garage. Entering the main level you'll be greeted by wood floors throughout, a beautiful oversized picture window, and a very open living/dining room space. The kitchen overlooks the back yard to the sunny south, and there has already been a wonderful glass shower upgrade in the main bathroom. A common, but convenient, entrance from the back leads you to a cozy 1 bedroom suite (illegal) down and very large laundry/utility room. Having separate furnaces for each suite provides maximum comfort for all occupants. A long history of updates to the home include washer and dryer (2023); new hot water tank (2020); flooring in kitchen, stairs, and lower suite (2018); virtually all windows, eavestroughs, gutter guards, and downspouts (2008); roof shingles (2004); independent furnaces (1991); total basement suite renovation from studs with R12 insulation, 100 amp electrical panel, and most plumbing replaced in 1989. There is still some residual knob and tube wiring left in main level (quote to replace will be provided) and the sellers MAY consider working with the buyer on upgrading...for the right offer. Take a look at this charming property today with your preferred agent of choice!

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