



**GRASSROOTS**  
REALTY GROUP

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**1249 5A Avenue S**  
**Lethbridge, Alberta**

**MLS # A2283505**



**\$320,000**

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,002 sq.ft.	<b>Age:</b>	1910 (116 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Off Street, On Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Partial
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Storage, Walk-In Closet(s), Wood Windows

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

**Inclusions:** Fridge, dishwasher, gas stove, ceiling fan, 2 sheds (old garage used as a shed)- all goods as is where is.

Welcome to a fantastic opportunity in the highly sought-after London Road neighbourhood. Set on a beautiful, tree-lined street, this solid bungalow offers 1,000+ sq.ft. of living space with 3 spacious bedrooms and 1 bathroom, all on a generous 6,226 sq. ft. fully fenced lot. Inside, you'll find 10-ft ceilings, decorative fireplace, large room sizes, and plenty of storage—providing a great canvas for your ideas. While cosmetic updates are needed and the home is being sold as is, the potential here is undeniable. Whether you're a first-time buyer looking to build equity, an investor seeking a revenue property, or someone dreaming of building new in a prime location, this property offers outstanding flexibility. The backyard is accessible by a paved rear lane with ample space to build your dream garage, and the lot size allows for future possibilities. Appliances include a gas stove, newer dishwasher, fridge, and a newer washer and a dryer. Located close to parks, schools, shopping, and all amenities, this quiet and established neighbourhood is known for its charm and long-term value. Bring your vision and unlock the potential in this classic London Road property.