



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

MLS # A2283505



\$279,900

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

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-L(L)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Storage, Walk-In Closet(s), Wood Windows		

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

Prime London Road investment opportunity! This 1,000+ sq. ft. bungalow offers 3 bedrooms, 1 bathroom, 10-ft ceilings, spacious layout, and ample storage, set on a fully fenced 6,200+ sq. ft. lot with paved rear lane access and excellent potential for future garage development. Priced to reflect updates needed, this home is an ideal opportunity for buyers looking to build equity, investors, or those who are handy and want to customize a home in a highly desirable location. The functional layout and generous floor space provide a solid foundation for renovation, while the lot size and location add long-term value and potential. Appliances include a gas stove, fridge, washer and a newer dishwasher and dryer. Conveniently located close to parks, schools, shopping, and amenities. Here's a smart opportunity to add value and maximize potential in one of the city's most established neighbourhoods.