



**938 7A Street S**  
**Lethbridge, Alberta**

**MLS # A2285686**



**\$335,000**

<b>Division:</b>	Fleetwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	630 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Block, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters		
<b>Inclusions:</b>	Garage heater		

Welcome to this inviting bungalow in the sought-after Fleetwood neighbourhood of South Lethbridge. Offering 4 bedrooms and 2 bathrooms, this home features a functional layout with recent upgrades being ideal for families, first-time buyers, or those looking to downsize. Conveniently located near schools, parks, shopping, and an extensive network of walking and bike paths. You'll love the accessibility this central location provides. With off-street parking and a single attached garage, this property offers both practicality and everyday convenience. A great opportunity to own in an established, family-friendly community.