



1204 7 Avenue S
Lethbridge, Alberta

MLS # A2289944



\$409,900

Division:	London Road		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,436 sq.ft.	Age:	1908 (118 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	None		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Granite Counters, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Situated on the ever-popular London Road, this beautifully maintained and thoughtfully updated three-bedroom character home effortlessly blends period charm with modern convenience. From the moment you step inside, you're welcomed by a warm and inviting atmosphere, enhanced by original features, tasteful decor, and an abundance of natural light throughout. The spacious living areas offer the perfect setting for both relaxing and entertaining, while the updated kitchen combines style and practicality with contemporary fittings and ample storage. Upstairs, 3 bedrooms provide comfortable accommodation for families, professionals, or those seeking flexible work-from-home space. The property has been carefully maintained by the current owners, ensuring it is presented in excellent condition and ready to move straight into. Outside, the home continues to impress with a brand new set of French doors opening up to a new deck-ideal for outdoor dining, gardening, or simply unwinding in a private setting. Conveniently located on London Road, the property benefits from easy access to local amenities, reputable schools, transport links, and nearby green spaces, making it an ideal choice for a wide range of buyers. A charming home in a prime location—early viewing is highly recommended