



**1251 4 Avenue S
Lethbridge, Alberta**

MLS # A2293022



\$350,000

Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,105 sq.ft.	Age:	-
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: Greenhouse in backyard

Welcome to this charming bungalow in the heart of Historic London Road — one of Lethbridge’s most sought-after neighborhoods. Situated close to Yates Theater, shopping, restaurants, parks, and downtown amenities, this home offers the convenience of central living with the character London Road is known for. With over 1100 sq. ft. above grade, this bungalow features extra-high ceilings that amplify the space and natural light. The main floor offers 2 bedrooms and 1 full bathroom, with a large living area and dedicated dining room space. One of the standout features of this property is the massive lot — approximately double the size of a typical city lot at over 8,000 sq. ft. The backyard is set up for both productivity and relaxation, featuring raised garden beds, drip irrigation, and a greenhouse, making it ideal for avid gardeners or anyone looking to grow their own food. You will appreciate the two detached garages, including one heated garage, offering opportunities for extra storage, a home gym, a golf simulator, or just extra rental income potential. There is also space for RV parking beside the garages, with access to the alley. Several upgrades have already been taken care of, including a furnace replaced approximately 7 years ago, a brand new hot water tank, and dishwasher and stove updated within the past few years. This property presents excellent investment potential as well, with the option to rent out the garages for additional income while maintaining living space in the home. A rare opportunity to own a centrally located property with an oversized lot, versatile outbuildings, and great long-term potential in Historic London Road. Contact your favorite REALTOR® today to book a showing!