



**637 6 Street S**  
**Lethbridge, Alberta**

**MLS # A2294488**



**\$430,000**

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,562 sq.ft.	<b>Age:</b>	1909 (117 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Veneer, Wood Frame	<b>Zoning:</b>	R-37
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan		

**Inclusions:** Mini fridge

Located in the heart of London Road, just steps from tree lined streets, parks, and within walking distance to downtown shops, restaurants, and everyday amenities, this fully renovated character home offers a rare combination of historic charm and modern design. Originally built in 1910, the home has been thoughtfully updated from top to bottom while still maintaining the character that makes this neighbourhood so desirable. The main floor features a bright and open layout where the living room flows naturally into the dining area and kitchen, creating a comfortable space for both everyday living and entertaining. The kitchen offers sleek black cabinetry, open shelving, high end appliances, and a large island with seating, all tied together with modern finishes and clean design. Two sliding patio doors extend the living space outdoors onto a full width composite deck, offering plenty of room for lounging, dining, and enjoying the backyard. Also on the main floor is a unique and highly functional space with its own exterior entrance, making it ideal for a home office, studio, or small home based business. This room could also function as a main floor bedroom, with a three piece bathroom and laundry located directly beside it, adding to the flexibility of the layout. Upstairs, you'll find a spacious primary bedroom complete with a large walk in closet, along with two additional bedrooms and a full four piece bathroom. The upper level continues the same balance of character and modern updates, creating a cohesive feel throughout the home. Throughout the property, black accents, feature walls, and updated finishes bring a modern edge while still respecting the original design. The exterior has also been fully redone with updated siding, windows, and a welcoming front porch that adds to the home's curb appeal. Situated on a quiet street in one of

Lethbridge's most established neighbourhoods, this home offers walkability, character, and a level of flexibility that is rarely available, all within minutes of the downtown core.