



1310 7 Avenue S
Lethbridge, Alberta

MLS # A2118387



\$439,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,642 sq.ft.	Age:	1909 (115 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Driveway, Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Landscaped, Many Trees, Street Lighting, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Combination	Utilities:	-
Features:	Crown Molding, French Door, Natural Woodwork, Soaking Tub, Tile Counters		

Inclusions: None

Nestled amidst tree-lined streets, this charming historic two-storey, 4 bedroom home boasts a beautifully landscaped yard featuring majestic Manitoba Maple and Green Ashe trees. Enjoy the tranquility of the park-like setting, complete with a custom stone patio, cedar deck, and back sitting areas ideal for entertaining or peaceful relaxation. Located on the 7th Avenue Bike Blvd, this neighborhood offers convenient access to amenities such as schools, local businesses, parks, and eateries. The property's six-foot high-fence ensures desired privacy, while the 4-car off-street parking and quaint garage provide practicality and charm. Inside, the home exudes warmth and character with original hardwood floors, a sunken living room with a gas fireplace, and large floor-to-ceiling windows offering picturesque views of the yard. The kitchen features tiled counters, a built-in pantry, and modern amenities. Updates including hail-resistant roofing, sewer pipe replacement, poured cement driveway and front walkway, and interior/exterior paint ensure both aesthetic appeal and structural integrity. The meticulously maintained perennial flowerbeds add to the property's allure, requiring minimal upkeep. With its blend of historic charm and modern comforts, this Upper Victoria Park gem is a must-see!