



GRASSROOTS
REALTY GROUP

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1909 7 Avenue S
Lethbridge, Alberta

MLS # A2125759



\$775,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,238 sq.ft.	Age:	1947 (77 yrs old)
Beds:	7	Baths:	4 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, High Ceilings		

Inclusions: Fridge, stove, dishwasher, washer/dryer, leftover insulation and poly, new furnace on the main floor(un-installed)

Welcome to the prestigious 7th Ave. South. This massive lot in the prime location in Victoria Park is just blocks from Henderson Lake, pool and golf course, and is ripe with OPPORTUNITY! Almost ALL of the hard work has been done! With BRAND NEW electrical, plumbing, Torch-down roof with insulation, downspouts, windows and doors, 3 new furnaces, sprinklers, and more - with a nearly clean slate, just bring your vision and pick your colors! The recently renovated home will allow you to live in one side while completing the upgrades at your leisure. This residence offers an ideal layout to accommodate multi-generational families or, add additional income under one roof.