



312 7 Avenue S
Lethbridge, Alberta

MLS # A2144639



\$320,000

Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	882 sq.ft.	Age:	1944 (80 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street, On Street, Single Garage Detached, Unpaved		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Mixed	Zoning:	R-L(L)
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: Fridge x 2, stove X 2, washer, dryer

Introducing a charming opportunity at 312 7 Ave S, Lethbridge, Alberta, perfect for first-time home buyers or savvy investors! This 4-bedroom, 2-bathroom house offers 882 square feet of cozy living space, complete with a fully equipped basement suite that presents potential rental income options. Step inside to discover a welcoming atmosphere, accentuated by practical layouts and warm, inviting interiors. The basement suite adds a layer of flexibility—ideal for generating rental income or accommodating extended family with ease. A single car garage coupled with additional parking enhances convenience, ensuring ample space for vehicles and storage. This home's central location is a real gem; not only is it nestled a short walk from Kiwanis Park, but it's also just under a 10-minute stroll to necessary amenities like the Urban Grocer and multiple commuting options from the nearby bus station. Moreover, the property offers effortless access to Scenic Drive South, perfect for those weekend escapes or simply enjoying Lethbridge's picturesque landscapes. Whether you're stepping into the housing market for the first time or looking to add to your investment portfolio, this house melds practical living with potential income perks, all set in a vibrant neighborhood. Don't miss out on this practical and charming home—it might just be the best decision you make this year!