



**308 7A Avenue S**  
**Lethbridge, Alberta**

**MLS # A2151251**



**\$145,500**

|                  |                         |               |                    |
|------------------|-------------------------|---------------|--------------------|
| <b>Division:</b> | London Road             |               |                    |
| <b>Type:</b>     | Residential/House       |               |                    |
| <b>Style:</b>    | 1 and Half Storey       |               |                    |
| <b>Size:</b>     | 1,510 sq.ft.            | <b>Age:</b>   | 1909 (115 yrs old) |
| <b>Beds:</b>     | 1                       | <b>Baths:</b> | 1                  |
| <b>Garage:</b>   | Off Street, Parking Pad |               |                    |
| <b>Lot Size:</b> | 0.07 Acre               |               |                    |
| <b>Lot Feat:</b> | Back Lane, Back Yard    |               |                    |

|                    |             |                   |        |
|--------------------|-------------|-------------------|--------|
| <b>Heating:</b>    | None        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | See Remarks | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | See Remarks | <b>Condo Fee:</b> | -      |
| <b>Basement:</b>   | See Remarks | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | See Remarks | <b>Zoning:</b>    | R-L(L) |
| <b>Foundation:</b> | See Remarks | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks |                   |        |

**Inclusions:** N/A

\*Being sold for as land value only, home is inaccessible and un-inhabitable\* Great building lot in the heart of London Road on a quiet tree-lined street, right down the street from Kiwanis Park. This lot is just steps from the Coulees, close to Scenic Drive and all the shops, restaurants, and services Downtown Lethbridge offers.