



**1909 7 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2164318**



**\$600,000**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,286 sq.ft.	<b>Age:</b>	1947 (77 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Combination, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Leftover poly and insulation and new furnace (un-installed) in main floor utility room.

A Stately Home in a Prime South Lethbridge Location! Discover the potential of this magnificent 4,200 sq ft home, perfectly situated on a massive 75-foot lot in one of South Lethbridge's most sought-after locations! Just a few blocks from Henderson Lake, park, golf course, and pool, this home offers an unmatched lifestyle in a prime 7th Avenue address. All the heavy lifting has been done for you—new roof with insulation, updated downspouts, electrical, plumbing, heating, windows, doors, and even some bathrooms and flooring. Most rooms are at the studs, ready for you to bring your vision to life with your choice of colors, finishes, and materials. Picture yourself in your million-dollar dream home, customized to perfection. This expansive property features 5 bedrooms, 4 bathrooms, 3 new furnaces, an extra-large double garage, 2 fireplaces, and 2 balconies for you to enjoy. The original owner and architect's touches, combined with their vision to expand the home in the 1970s, have created a foundation for an elegant and grand residence. Imagine reviving this stately home with a modern flair, transforming it into a stunning masterpiece that reflects your personal style. The opportunity to create something truly special awaits—don't miss your chance to turn this dream into reality!