



640 7 Street S
Lethbridge, Alberta

MLS # A2168057



\$253,000

Division:	London Road		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,319 sq.ft.	Age:	1910 (114 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Siding	Zoning:	R-37
Foundation:	Block, Brick/Mortar, Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: fridge, stove, washer, dryer, window coverings, shed

Located in the charming London Road neighbourhood, this home exudes character and warmth! Arriving at the property you will immediately notice the mature trees, large backyard, and green siding that gives this home fantastic curb appeal. Entering the home you will notice the spacious kitchen and generously sized living room. The main floor also has a large bedroom with an ensuite bathroom with a jack and jill entrance. Upstairs there are two more bedrooms and a huge laundry room that could be converted back in to a fourth bedroom. This home has an updated high efficiency furnace, newer shingles, updated electrical and plumbing, and is just a short distance to Lethbridge's downtown area. These updates and location provide peace of mind and convenience to your every day life! Don't miss out on your opportunity to own a beautiful and affordable piece of history in London Road! Call your REALTOR and book your showing today!!