



297 7A Avenue S  
Lethbridge, Alberta

MLS # A2189078



**\$399,900**

|                  |                        |               |                    |
|------------------|------------------------|---------------|--------------------|
| <b>Division:</b> | London Road            |               |                    |
| <b>Type:</b>     | Residential/House      |               |                    |
| <b>Style:</b>    | 2 Storey               |               |                    |
| <b>Size:</b>     | 1,107 sq.ft.           | <b>Age:</b>   | 1908 (117 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 1                  |
| <b>Garage:</b>   | Single Garage Detached |               |                    |
| <b>Lot Size:</b> | 0.09 Acre              |               |                    |
| <b>Lot Feat:</b> | Back Yard              |               |                    |

|                    |                             |                   |     |
|--------------------|-----------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Hardwood, Tile, Vinyl Plank | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | See Remarks                 | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Siding                 | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks                 |                   |     |

**Inclusions:** 1 garage remote, shed

Step inside this lovely two-story home in Lethbridge's London Road area, where classic charm meets modern updates. The house has been carefully maintained and recently renovated. Enjoy stunning views of the coulee from the front porch, surrounded by beautiful landscaping and new windows that add to its beauty. The backyard is fully fenced and offers a peaceful atmosphere with a big shade tree, a stamped-concrete patio, and a tall privacy fence. There's a new detached garage that's insulated and equipped with plenty of electrical outlets. Was previously set up as a heated and air-conditioned gym! Inside, the upper level boasts 3 bedrooms and a completely renovated bathroom with heated tile floors, a big bathtub, a glass shower, and updated fixtures. The kitchen has original chimney brick, updated appliances, lots of cupboard space, a pantry, and new quartz countertops. The basement features stylish barn doors, a new washer and dryer, a utility sink, and lots of storage space. Don't miss out on this incredible home &mdash; contact your favorite real estate agent today to schedule a visit!