



**1210 5A Avenue S
Lethbridge, Alberta**

MLS # A2194995



\$414,900

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|------------------|---|---------------|--------------------|
| Division: | London Road | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,771 sq.ft. | Age: | 1902 (123 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Double Garage Detached, Off Street, Parking Pad, RV Access/Parking | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Low Maintenance L | | |

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|--------------------|---|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial, Unfinished | LLD: | - |
| Exterior: | Stucco | Zoning: | R-L(L) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Walk-In Closet(s) | | |

Inclusions: Fridge, stove, dishwasher, hood fan, washer, dryer, blinds, gazebo in backyard (as is where is), decorative outdoor shelving, 2x garage door opener and remotes, all hood and floating shelves, central vac and attachments, central AC

Welcome to 1210 5A Ave S. Nestled in a well-established neighborhood in the heart of Lethbridge, this beautifully maintained 2-storey home exudes warmth and comfort. Featuring 2 bedrooms, a full bathroom, and a dedicated office space on the upper floor. The main floor welcomes you to a spacious front living room, perfect for gathering with friends and seamlessly flows into the stand-alone dining room, ideal for hosting family dinners. The kitchen showcases timeless oak cabinetry with plenty of prep and storage space. The rear addition enhances the home's living space, offering a bright and airy family room—completed by the beautiful gas fireplace. High 9' ceilings on the main floor add to the home's sense of openness and charm. Outdoors, the fully fenced yard boasts a concrete patio, perfect for summer gatherings. The detached double garage and front parking pad ensure ample parking, while the RV parking with an electrical hookup provides added convenience. Additional features include central A/C, central vac with attachments, and plenty of storage space. This turn-of-the-century built home is situated in a prime location, close to parks, schools, and all essential amenities. Don't miss the opportunity to experience its charm—call an agent to schedule your private viewing!