



1254 7 Avenue S
Lethbridge, Alberta

MLS # A2203346



\$376,500

Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,076 sq.ft.	Age:	1933 (92 yrs old)
Beds:	3	Baths:	1
Garage:	Additional Parking, Alley Access, Driveway, Front Drive, Garage Faces Front,		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Full, Partially Finished	LLD:	-
Exterior:	Mixed, Stone, Stucco	Zoning:	R-L(L)
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, French Door, High Ceilings, No Smoking Home, Pantry, Primary Downstairs, Separate Entrance, Stone Counters		
Inclusions:	Fridge, stove, dishwasher, range hood, washer/dryer, window hardware/coverings		

Step into a charming slice of history, a home that’s practically brimming with stories! For over a century, this delightful house was lovingly occupied by the same woman, who lived here until the ripe age of 105. Now, it’s your turn to experience the magic! The current owners have worked their hearts out, breathing new life into this beauty with a thoughtful and tasteful renovation, all while keeping those original touches that make this home truly special. You’ll be greeted by the elegance of French doors, glass doorknobs that glisten like little treasures, and vintage air exchange covers that whisper tales of yesteryear. The fir and oak floors echo with character, and the original brick chimney stack still stands proudly, reminding us of the home’s timeless appeal. Every inch of this place has been carefully touched up: the walls have been perfectly redone with spray foam insulation tucked between them for ultimate coziness, while the crown molding and delicate light medallions are pure magic. The kitchen, oh the kitchen! With a sparkling diamond-patterned backsplash and dainty cabinet knobs, it exudes charm with a capital C. Fresh paint, new light fixtures, and almost entirely new windows (except for those decorative ones and in the sunroom, of course) give the space a soft, inviting glow of sunlight. And don’t forget the furnace—it’s brand new too! This home has been a true labor of love, masterfully updated to keep the iconic London Road charm fully intact. Inside, you’ll find two lovely bedrooms, a formal dining room, and an oversized living room that invites you to kick back and relax in style with that gorgeous feature wall with built ins & retro fireplace insert. The brand-new bathroom is just waiting for your daily routine, while the basement offers a third bedroom and a generous rec room with endless potential—add a bathroom, another

bedroom, or create a cozy living space. Don't miss out on this lovable home with a soul as warm as its history. It's waiting for you to create the next chapter in London Road!