



GRASSROOTS
REALTY GROUP

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635 7 Street S
Lethbridge, Alberta

MLS # A2204063



\$250,000

Division:	London Road		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	997 sq.ft.	Age:	1915 (110 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R-37
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This cozy home in the sought-after London Road area is full of potential for first-time buyers or investors. With classic character and key upgrades like a newer furnace and air conditioning, it offers great potential. The attic area could be utilized as primary retreat with a small ensuite, adding extra value and functionality. While the home needs some work, the possibilities are endless—whether as a rental or a personalized renovation project. Located minutes from downtown, parks, and schools, this is a fantastic opportunity to own in one of Lethbridge's most charming neighbourhoods!