



**929 7 Street S**  
**Lethbridge, Alberta**

**MLS # A2204198**



**\$295,000**

<b>Division:</b>	Fleetwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	725 sq.ft.	<b>Age:</b>	1950 (75 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	None, On Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Separate Entrance		

**Inclusions:** 2 Refrigerator (s), 2 stove (s), 1 dishwasher, washer/dryer x2, blinds

Charming South Side Lethbridge Home &dash; Ready for Immediate Possession! This cozy and cute property on the south side of Lethbridge is the perfect choice for first-time buyers, couples, and/or potential investors for the cutest Airbnb!! With fresh new flooring and paint, this home is move-in ready and offers a modern, comfortable living space. The property features two separate units, each with its own laundry and private entrance, offering ideal privacy and convenience. Recent updates include the roof and furnace replaced within the last 8 years, hot water tank updated within the last 4 years, and electrical panel updated just last year, ensuring peace of mind for years to come. In a great location on the Southside, you're just minutes away from the beautiful Scenic Drive dog run, the hospital and Mayor Magrath. This is a prime spot to enjoy everything Lethbridge has to offer. Don't miss out on this amazing opportunity&mdash;schedule your showing today!