



GRASSROOTS
REALTY GROUP

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816 7 Street S
Lethbridge, Alberta

MLS # A2210198



\$210,000

Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	687 sq.ft.	Age:	1932 (93 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	None, On Street, Rear Drive		
Lot Size:	0.10 Acre		
Lot Feat:	Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Shed

Welcome to this 3-bedroom, 1.5 bathroom bungalow located in the desirable neighbourhood of London Road. This character-filled home features a functional layout with plenty of natural light, original details, and a cozy living area perfect for relaxing or entertaining. The kitchen offers ample cupboard space which could easily be updated to suit your style. 816 7 St S has lots of potential, and is an excellent opportunity for first-time buyers looking to get into the market or investors seeking an addition to their portfolio. This property is close to downtown, and walking distance from Urban Grocer, Kinsmen Park and Fleetwood Bawden Elementary School. Outside, the property includes a low-maintenance yard with mature trees and space for a garden or future landscaping projects. With a little TLC, this property could really shine. Don't miss your chance to own a home in one of Lethbridge's most historic and sought-after neighbourhoods! Call your favourite REALTOR to book a showing!