

1212 7 Avenue S
Lethbridge, Alberta

MLS # A2214466



\$324,900

Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	941 sq.ft.	Age:	1939 (86 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Sloped Down		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Suite
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	No Animal Home, See Remarks, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L(L)
Utilities:	-

Inclusions: Basement fridge, stove

A Rare Opportunity on Bike Blvd Offered for the first time in nearly 40 years, located on the popular Bike Boulevard in the heart of London Road — one of the city's most walkable and bike-friendly neighborhoods. The home is full of character and potential, with a layout that works well for first-time buyers, or investors. The basement suite offers great flexibility and appears to be relatively easy to legalize — making it a smart option for extra income or multi-generational living. This is a property that stands out for all the right reasons. The best word to describe it? Extraordinary.