

# \$324,900 - 1212 7 Avenue S, Lethbridge

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MLS® #A2214466

**\$324,900**

2 Bedroom, 2.00 Bathroom, 941 sqft

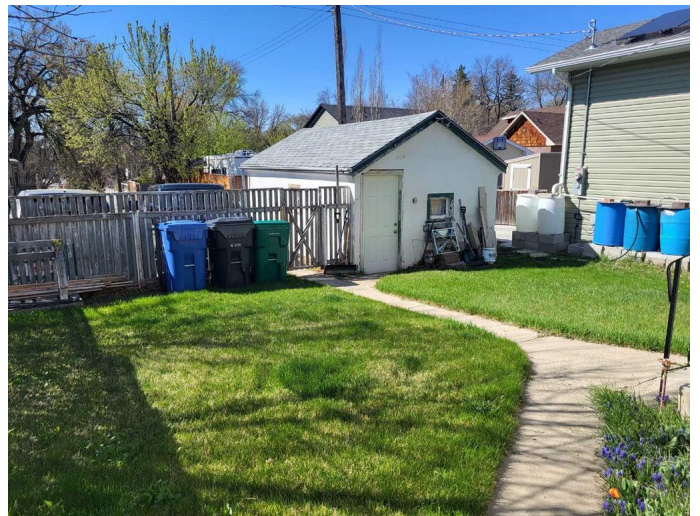
Residential on 0.09 Acres

London Road, Lethbridge, Alberta

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 â€” 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 â€” 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.



Built in 1939

## Essential Information

MLS® #	A2214466
Price	\$324,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	941
Acres	0.09
Year Built	1939
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status	Active
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## Community Information

Address	1212 7 Avenue S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1K6

## Amenities

Parking Spaces	3
Parking	Off Street, Single Garage Detached
# of Garages	1

## Interior

Interior Features	No Animal Home, See Remarks, Vinyl Windows
Appliances	Electric Stove, Refrigerator, See Remarks, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Sloped Down
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 28th, 2025
Days on Market	1
Zoning	R-L(L)

## Listing Details

Listing Office	Lethbridge Real Estate.com
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