

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

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MLS® #A2214466

**\$324,900**

2 Bedroom, 2.00 Bathroom, 941 sqft

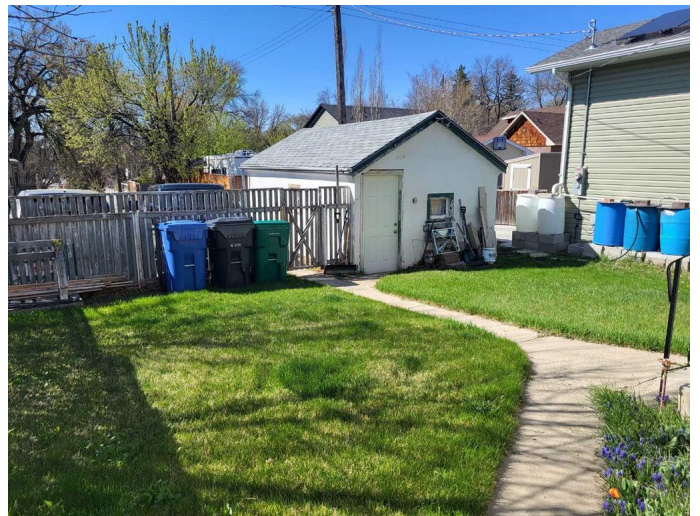
Residential on 0.09 Acres

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 |
|--------|--------|

## 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 | 3                |
| Zoning         | R-L(L)           |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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