

# \$299,900 - 1212 7 Avenue S, Lethbridge

MLS® #A2246531

## \$299,900

2 Bedroom, 2.00 Bathroom, 940 sqft

Residential on 0.09 Acres

London Road, Lethbridge, Alberta

Investment or redevelopment opportunity â€” or both! Offered for the first time in nearly 40 years, this property sits 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 (original hardwood floors) and potential, with a layout that works well for first-time buyers or investors. The basement suite offers great flexibility and appears relatively easy to legalize. Redevelopment potential is strong, as this lot would make an excellent walkout basement new home site, especially with its location and sunny south-facing rear exposure. Come check it out!

Built in 1939

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246531    |
| Price          | \$299,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 940         |
| 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 | Vinyl Windows, No Animal Home, See Remarks |
| Appliances        | Electric Stove, Refrigerator, 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    | August 7th, 2025 |
| Days on Market | 69               |
| Zoning         | R-L(L)           |

## Listing Details

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

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