\$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!



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 No Animal Home, See Remarks, Vinyl Windows

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 85

Zoning R-L(L)

Listing Details

Listing Office Lethbridge Real Estate.com

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