

**1007 7 Avenue S
Lethbridge, Alberta**

MLS # A2182141



\$254,900

Division:	London Road		
Type:	Residential/House		
Style:	Bi-Level		
Size:	640 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	None		
Lot Size:	0.05 Acre		
Lot Feat:	Interior Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-L (L)
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Wood Windows		

Inclusions: fridge, stove, hood fan

Affordable London Road home with great potential, that requires just a little T.L.C. This 640 sq. ft. Bi-level is situated in the heart of London Road and offers an exceptional opportunity for first-time home buyers or investors looking to add to their portfolio. This 2-bedroom, 2-bathroom home offers a spacious oak kitchen, large dining nook and main floor laundry. The basement hosts 2 bedrooms and a full 4-piece bath. Off the dining nook you'll find a north facing rear deck where you can enjoy warm summer evenings overlooking the back yard.