

# \$250,000 - 635 7 Street S, Lethbridge

MLS® #A2204063

## \$250,000

3 Bedroom, 2.00 Bathroom, 997 sqft

Residential on 0.07 Acres

London Road, Lethbridge, Alberta

This cozy home in the sought-after London Road area is full of potential for first-time buyers or investors. With classic character and key upgrades like a newer furnace and air conditioning, it offers great potential. The attic area could be utilized as primary retreat with a small ensuite, adding extra value and functionality. While the home needs some work, the possibilities are endless—whether as a rental or a personalized renovation project. Located minutes from downtown, parks, and schools, this is a fantastic opportunity to own in one of Lethbridge's most charming neighbourhoods!

Built in 1915

## Essential Information

MLS® #	A2204063
Price	\$250,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	997
Acres	0.07
Year Built	1915
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active



## Community Information

Address	635 7 Street S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J2H2

## Amenities

Parking Spaces	1
Parking	Off Street

## Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Crawl Space, Partial

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	See Remarks

## Additional Information

Date Listed	March 19th, 2025
Days on Market	31
Zoning	R-37

## Listing Details

Listing Office	Grassroots Realty Group
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