

# \$317,900 - 1123 7 Street N, Lethbridge

MLS® #A2206581

**\$317,900**

3 Bedroom, 2.00 Bathroom, 884 sqft

Residential on 0.19 Acres

Staffordville, Lethbridge, Alberta

Attention First Time Buyers! If you want to secure an awesome house, you may want to take a good look at this home. Same owners for the past 38 years, who have loved this home, their neighbors and quiet location! Features a total of 3 bedrooms, 2 updated bathrooms, and I think you would agree, the kitchen designed by Carefree Kitchens is one of the best highlights featuring quartz countertops, newer appliances, and ready for the next family to enjoy. Hard to find a house in this price range with such an awesome kitchen!! The kitchen accommodates a large dining room table for family gatherings too! . The Lot size is huge, 66' x 127 ', complete with a great garden space with the best composted soil for planting vegetables, and a 10' x 20' gardening or storage shed is included. The maintenance free fence is very recent, and includes a secure rear gate for extra parking for the RV trailer or extra vehicles or flat deck. The front driveway was increased with new concrete for additional parking and it can fit the RV out front for when you want to load it up in the summer for the camp trips. The basement features a 3rd bedroom, updated 3 piece bathroom with walk in shower, family room with wood-stove (that was installed by Stove Pipe Company and recently inspected for the new owner. Lennox Furnace is regularly maintained, shingles replaced 2019, some new windows, 100 Amp Service Panel updated . This home is ready to go just the way it is!! Easy walk to the coulees, and to all



parts of the city from this location. The only reason this home is being offered for sale, is because the heart strings are being tugged to be closer to the "grandkids"!!

Built in 1961

### Essential Information

MLS® #	A2206581
Price	\$317,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	884
Acres	0.19
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1123 7 Street N
Subdivision	Staffordville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1Y8

### Amenities

Parking Spaces	6
Parking	Additional Parking, Alley Access, Concrete Driveway, Front Drive, Garage Faces Front, Off Street, Parking Pad, RV Access/Parking, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Wood Windows
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Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer, Window Coverings, Gas Dryer
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Family Room, Glass Doors, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Garden, Interior Lot, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 1st, 2025
Days on Market	2
Zoning	R-L

## Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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