

# \$395,900 - 297 7a Avenue S, Lethbridge

MLS® #A2189078

**\$395,900**

3 Bedroom, 1.00 Bathroom, 1,107 sqft

Residential on 0.09 Acres

London Road, Lethbridge, Alberta

Step inside this lovely two-story home in Lethbridge's London Road area, where classic charm meets modern updates. The house has been carefully maintained and recently renovated. Enjoy stunning views of the coulee from the front porch, surrounded by beautiful landscaping and new windows that add to its beauty. The backyard is fully fenced and offers a peaceful atmosphere with a big shade tree, a stamped-concrete patio, and a tall privacy fence. There's a new detached garage that's insulated and equipped with plenty of electrical outlets. Was previously set up as a heated and air-conditioned gym! Inside, the upper level boasts 3 bedrooms and a completely renovated bathroom with heated tile floors, a big bathtub, a glass shower, and updated fixtures. The kitchen has original chimney brick, updated appliances, lots of cupboard space, a pantry, and new quartz countertops. The basement features stylish barn doors, a new washer and dryer, a utility sink, and lots of storage space. Don't miss out on this incredible home – contact your favorite real estate agent today to schedule a visit!



Built in 1908

## Essential Information

MLS® #                      A2189078

Price                        \$395,900

Bedrooms                3

|                |             |
|----------------|-------------|
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,107       |
| Acres          | 0.09        |
| Year Built     | 1908        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 297 7a Avenue S |
| Subdivision | London Road     |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1J 1N3         |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Refrigerator, Microwave, Stove(s), Washer/Dryer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | See Remarks   |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Siding     |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 22nd, 2025 |
| Days on Market | 174                |
| Zoning         | R-L                |

## **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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