

# \$324,900 - 1212 7 Avenue S, Lethbridge

---

MLS® #A2214466

**\$324,900**

2 Bedroom, 2.00 Bathroom, 941 sqft

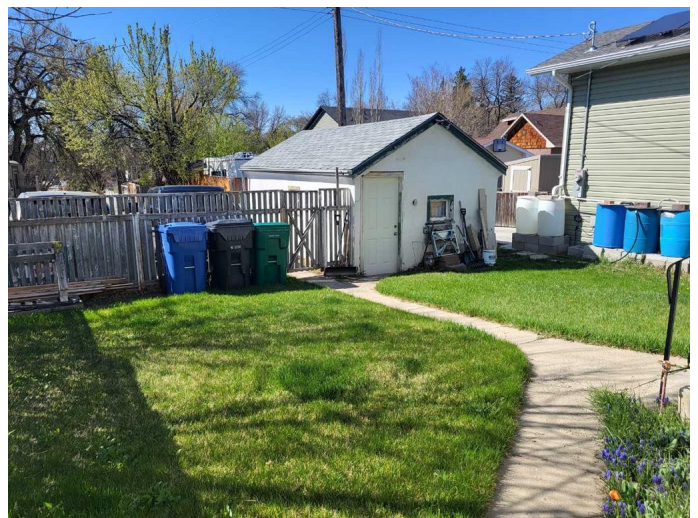
Residential on 0.09 Acres

London Road, Lethbridge, Alberta

A Rare Opportunity on Bike Blvd  
Offered for the first time in nearly 40 years,  
located on the popular Bike Boulevard in the  
heart of London Road â€” one of the city's  
most walkable and bike-friendly  
neighborhoods.

The home is full of character and potential,  
with a layout that works well for first-time  
buyers, or investors. The basement suite  
offers great flexibility and appears to be  
relatively easy to legalize â€” making it a smart  
option for extra income or multi-generational  
living.

This is a property that stands out for all the  
right reasons. The best word to describe it?  
Extraordinary.



Built in 1939

## Essential Information

MLS® #	A2214466
Price	\$324,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	941
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, See Remarks, 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	April 28th, 2025
Days on Market	2
Zoning	R-L(L)

## Listing Details

Listing Office	Lethbridge Real Estate.com
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.