

# \$375,000 - 1217 6 Avenue S, Lethbridge

MLS® #A2220467

**\$375,000**

3 Bedroom, 1.00 Bathroom, 1,436 sqft

Residential on 0.07 Acres

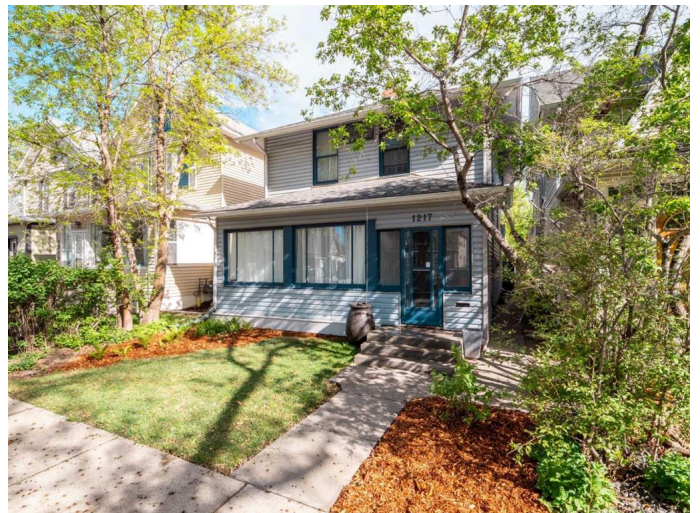
London Road, Lethbridge, Alberta

Charming character home located in London Road! The house has had MANY updates through the years without losing its character. Upstairs has a total of three bedrooms, primary bedroom boasts a walk in closet, and one of the bedrooms has a loft. Upstairs you will also find a 4 piece bathroom. The main floor features an enclosed porch, massive living room, large dining room, and kitchen. The backyard is beautifully landscaped - with a â€œberry patchâ€•, a pear tree, a little 'bee bed' with echinacea, bees balm, sage and rosemary. Make this private yard your own personal oasis. There is a back lane, and a detached single car garage- garage door is not powered, but power(with permit) was pulled to the garage 2020. This property is located on 6th Ave but is a very quiet house - you will not hear the traffic from inside or in the backyard. Walking distance to London road market, the Yates Memorial theatre, restaurants, churches, shopping and schools. Call your REALTORÂ® today, you donâ€™t want to miss out on this gem of a property!

Built in 1910

## Essential Information

MLS® #	A2220467
Price	\$375,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	1,436
Acres	0.07
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1217 6 Avenue S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J1A3

### **Amenities**

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Walk-In Closet(s)
Appliances	Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None, Decorative
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

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

## Additional Information

Date Listed	May 13th, 2025
Days on Market	2
Zoning	R-L(L)

## Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
----------------	---------------------------

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.