



GRASSROOTS
REALTY GROUP

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1221 (1219A) 4 Avenue S
Lethbridge, Alberta

MLS # A2292572



\$265,000

Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	803 sq.ft.	Age:	1939 (87 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Low Maintenance Landscape, Re		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Other
Foundation:	Poured Concrete
Features:	Sump Pump(s), Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-37
Utilities:	-

Inclusions: fridge, stove, washer, dryer, AC unit, chest freezer, window coverings, de-chlorination unit, shed, island

Welcome to 1221 4 Avenue S, a charming bungalow in beautiful London Road. Perfect for first-time buyers, downsizers, or investors, this home offers move-in-ready living with important upgrades already complete. Enjoy peace of mind with a newer furnace, hot water tank, central air conditioning, updated electrical, and roof. Inside, you'll find a bright, functional layout featuring a modern kitchen with new appliances, two comfortable bedrooms, and a welcoming living space filled with natural light from large windows. The home is thoughtfully designed for easy living, offering both comfort and practicality. Step outside to a private, maintenance-free yard—ideal for relaxing, entertaining, or enjoying outdoor space without the work of a larger property. This is a fantastic opportunity for buyers seeking a low-maintenance home with no major renovations required. Located just minutes from downtown Lethbridge, parks, shopping, schools, and public transit, this property combines location, value, and convenience. Whether you're entering the market or simplifying your lifestyle, 1221 4 Ave S is a must-see. Contact your favourite REALTOR ® today for your private viewing.