



GRASSROOTS
REALTY GROUP

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812 6 Street S
Lethbridge, Alberta

MLS # A2305318



\$329,000

Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	866 sq.ft.	Age:	1941 (85 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Off Street, RV Access/Parking, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangu		

Heating:	Central, Natural Gas	Water:	Public
Floors:	Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R/L
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbag
Features:	See Remarks, Separate Entrance, Storage, Suspended Ceiling		

Inclusions: Fridge, Stove, washer, dryer, freezer, space heater

Located in the desirable south side of Lethbridge, in the sought-after London Road neighbourhood, this property is within walking distance of downtown, schools, daycares, parks, and other amenities. This well-maintained home offers 866 sq. ft. of main-floor living space and presents an excellent opportunity for a buyer looking to add their own updates and personal touches. The main floor features a functional kitchen and dining area, a spacious living room with well-preserved hardwood flooring, two bedrooms with hardwood floors, and a 3-piece bathroom. The home also boasts ceilings exceeding 8 feet in height, creating an open and inviting feel. The mostly developed basement features over 8-foot ceilings and includes two large rooms, a 3-piece bathroom, and a full laundry/utility room. With some redesign and finishing touches, this space offers excellent potential for additional living areas. Outside, you'll find a large lot that provides plenty of room for recreation, gardening, or future opportunities.