



GRASSROOTS
REALTY GROUP

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725 6 Street S
Lethbridge, Alberta

MLS # A2325274



\$325,000

Division:	London Road		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,420 sq.ft.	Age:	1907 (119 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Metal Siding	Zoning:	R-L(L)
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Skylight(s), Storage		

Inclusions: Fridge, gas stove, , dishwasher, washer, dryer, hood fan, central air conditioner

A renovated 2 storey in the heart of London Road! This home offers the character and charm this neighbourhood is known for, while also enjoying recent upgrades such as windows, paint, R45 insulation in attic and walls and more. With tall ceilings, skylights in the kitchen, a covered deck and off-street parking, this home is a cozy, family-friendly option. The main floor has a cozy living room, complete with bench seating overlooking the bay window, designated dining area and eat-in kitchen. There's a half bathroom that rounds out the main floor and leads the flight of stairs up to the second floor. Three bedrooms up, along with a 4 piece bathroom. The primary bedroom enjoys a well-sized closet as well! The basement offers plentiful storage space. The backyard is landscaped and fenced with powered off-street parking. Amenities, parks and coulees nearby, this home is a lovely southside option!