



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1220 7 Street N
Lethbridge, Alberta

MLS # A2328735



\$279,900

Division:	Staffordville		
Type:	Residential/House		
Style:	Bungalow		
Size:	846 sq.ft.	Age:	1901 (125 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Second fridge in Kitchen

Welcome to 1220 7 Street N, a charming 3-bedroom, 1-bathroom bungalow situated on an impressive double lot in North Lethbridge. Inside, you'll appreciate the functional layout that begins with a bright and inviting living room at the front of the home. Three bedrooms are conveniently located just off the main living area, while the spacious kitchen and dining area provide plenty of room for preparing meals and gathering with family and friends. The kitchen comes complete with a dishwasher and two refrigerators. At the rear of the home, you'll find a well-appointed 4-piece bathroom along with a dedicated laundry room just off the kitchen. With a spacious, fully fenced yard and exceptional parking options, this property offers plenty of room for families, hobbyists, or anyone needing extra space. A brand-new two-car front driveway provides convenient access, while the single detached garage and additional rear parking easily accommodate multiple vehicles, trailers, or recreational toys. Major updates provide added peace of mind, including a brand-new roof installed less than a year ago and a freshly poured front driveway last summer. With its generous lot, ample parking, practical floor plan, and excellent Northside location close to schools, parks, shopping, and other amenities, this is a fantastic opportunity to own a well-maintained home with room to grow. Contact your favourite REALTOR® today to book your private showing!