



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

635 7 Street S
Lethbridge, Alberta

MLS # A2346161

\$250,000

Division:	London Road		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,070 sq.ft.	Age:	1915 (111 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Located in the popular London Road area, this home offers excellent potential at a reasonable price. Featuring three main-floor bedrooms plus a bonus finished attic with ensuite, this property provides flexible living space for a growing family or rental opportunity. Situated in the London Road neighbourhood close to amenities, schools, and transit, this home is ideal for those looking to build equity and add personal touches. Don't miss this opportunity to own in one of the area's most charming locations!