

1212 7 Avenue S
Lethbridge, Alberta

MLS # A2246531



\$299,900

Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	940 sq.ft.	Age:	1939 (86 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Sloped Down		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L(L)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, See Remarks, Vinyl Windows		

Inclusions: n/a

Investment or redevelopment opportunity — or both! This property sits on the popular Bike Boulevard in the heart of London Road, one of the city's most walkable and bike-friendly neighborhoods. The home is full of character (original hardwood floors) and potential. The basement suite offers great flexibility and appears relatively easy to legalize. ROI = 6.6%. (est). Redevelopment potential is strong, as this lot would make an excellent walkout basement new home site, especially with its location and sunny south-facing rear exposure. Come check it out! We will take TRADES (almost anything; planes, train, automobiles...what do you have?)