

**721 6 Street S**  
**Lethbridge, Alberta**

**MLS # A2257882**



**\$399,900**

|                  |                      |               |                    |
|------------------|----------------------|---------------|--------------------|
| <b>Division:</b> | London Road          |               |                    |
| <b>Type:</b>     | Residential/House    |               |                    |
| <b>Style:</b>    | 2 Storey             |               |                    |
| <b>Size:</b>     | 1,621 sq.ft.         | <b>Age:</b>   | 1909 (116 yrs old) |
| <b>Beds:</b>     | 4                    | <b>Baths:</b> | 2                  |
| <b>Garage:</b>   | Off Street           |               |                    |
| <b>Lot Size:</b> | 0.07 Acre            |               |                    |
| <b>Lot Feat:</b> | Back Lane, Back Yard |               |                    |

|                    |                                      |                   |        |
|--------------------|--------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas              | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate, Linoleum | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                      | <b>Condo Fee:</b> | -      |
| <b>Basement:</b>   | Partial                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame                   | <b>Zoning:</b>    | R-L(L) |
| <b>Foundation:</b> | Poured Concrete                      | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Laminate Counters                    |                   |        |

**Inclusions:** fridge, stove, washer, dryer, dishwasher, window coverings, tv neg.

Charming and Fully Updated Home in the Desirable London Road Area Welcome to this beautifully maintained home located in the highly sought-after London Road neighborhood of South Lethbridge. Over the past 10 years, this property has undergone major upgrades, including electrical, heating, plumbing, kitchen, appliances, bathrooms, and fresh paint throughout—giving you the comfort of a modern home with classic character. The main floor features a spacious primary bedroom with convenient access to a 4-piece bathroom, perfect for single-level living. Upstairs, you’ll find three large bedrooms, offering ample space for family, guests, or a home office—making a total of four bedrooms in the home. The basement provides excellent dry, concrete storage and a solid foundation—ideal for keeping your belongings organized and secure. This home truly offers move-in-ready convenience with no further upgrades needed. It’s vacant and available for immediate possession, so you can settle in right away and start enjoying life in one of Lethbridge’s most desirable historic neighborhoods.