

915 7 Street N  
Lethbridge, Alberta

MLS # A2269142



**\$349,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,417 sq.ft.	<b>Age:</b>	1910 (115 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Yard Lights		

<b>Heating:</b>	Forced Air, Natural Gas, Solar	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Solar Tube(s), Sump Pump(s)		

**Inclusions:** Window Coverings, Shed

Perfect for first-time buyers or those looking to downsize, this unique home has been very well cared for throughout the years both inside and out. Enjoy modern comforts like newer windows, central A/C, and solar panels keeping electric bills low (sometimes even a credit!) —all while retaining a warm, inviting character. The stunning Adora alder kitchen features a passthrough to the vaulted great room, ideal for entertaining. A cozy den can easily convert into two additional bedrooms, expanding the layout to three. Outside, you’ll find a beautifully landscaped yard with a garden and lighting, plus a double insulated garage and extra parking. Gutter guards recently add to keep maintenance low. With thoughtful upgrades and a prime location near amenities, this one’s a must-see—and priced to sell!