

1210 6 Avenue S  
Lethbridge, Alberta

MLS # A2277445



**\$325,000**

Division:	London Road		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,526 sq.ft.	Age:	1908 (118 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L(L)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

**Inclusions:** Fridge, stove, dishwasher, washer/dryer, garage door opener and remote, all window coverings

Looking for a special home in a great location? Look no further than 1210 6 Ave S! This charming 1.5 story home has 1,525 square feet of living space across its two levels. The main level is spacious with a dedicated laundry room and an office that can also be used as a bedroom. The living room is complete with a wood burning stove and features a great space for relaxing. There is a big dining room here that will be perfect for hosting. The kitchen has tons of room for cooking and the family chef will love the space. There is also a 4pc bathroom on this level. Moving upstairs, you have all three bedrooms on this level including the primary. There's also a nice loft area which could be transformed into a great sitting area. Outside, you have a nice backyard complete with a deck and a single detached garage. This one won't last very long, so contact your favourite REALTOR®!